



HOUSING NOW

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Canada Mortgage and Housing Corporation

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STRONG START TO 2006

New home construction in the Toronto Census Metropolitan Area (CMA) remained very strong in January. Total housing starts jumped 58 per cent year-over-year. This monthly result translated into a seasonally-adjusted annual rate of 46,300, which is well above the long-term annual average.

Record high temperatures played a key role in sustaining above-average construction activity. Builders spent less time overcoming issues associated with snow and cold weather construction. More time was spent laying foundations than in past years.

Condominium apartment and town (row) house starts accounted for the larger share of total construction. Condominium apartment starts experienced the greatest annual increase, with foundations laid for 730 units last month versus 246 in January 2005. Town (Row) house construction also grew by a robust 34 per cent over the same period.

The prices of single and semi-detached houses have become too expensive for some households. In 2005, the average absorbed price of a single detached home increased by 12 per cent over 2004 to \$418,743. In response to

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elevated prices, an increasing number of buyers have purchased condominium apartments or town houses.



CMHC Market Analysis Centre - Toronto

Jason Mercer

Tel: (416) 218-3410

jmercerc@cmhc-schl.gc.ca

The trend toward increased multiple-family home construction will continue through 2006. Condominium apartment starts will reach a new record for the second consecutive year. Overall, expect to see housing starts and existing home sales remain well above average throughout the year. Steady growth in employment and wages coupled with low borrowing costs will continue to prompt many households to move into the ownership market.

Canada



Table 1: Housing Activity Summary for Toronto CMA

	OWNERSHIP					RENTAL		
STARTS								
January 2006	956	218	254	195	730	0	307	2,660
January 2005	886	212	293	42	246	0	2	1,681
% Change	7.9	2.8	-13.3	**	196.7	NA	**	58.2
Year-to-date 2006	956	218	254	195	730	0	307	2,660
Year-to-date 2005	886	212	293	42	246	0	2	1,681
% Change	7.9	2.8	-13.3	**	196.7	NA	**	58.2
Q4 2005	3,872	649	995	549	3,095	14	680	9,854
Q4 2004	4,336	832	934	461	3,544	51	95	10,253
% Change	-10.7	-22.0	6.5	19.1	-12.7	-72.5	**	-2.9
UNDER CONSTRUCTION								
January 2006	9,693	1,855	2,953	1,679	23,911	38	2,421	42,550
January 2005	10,333	1,992	2,794	803	23,163	51	1,486	40,622
COMPLETIONS								
January 2006	1,149	246	346	31	2,639	0	16	4,427
January 2005	1,588	198	516	99	772	0	0	3,173
% Change	-27.6	24.2	-32.9	-68.7	**	NA	NA	39.5
Year-to-date 2006	1,149	246	346	31	2,639	0	16	4,427
Year-to-date 2005	1,588	198	516	99	772	0	0	3,173
% Change	-27.6	24.2	-32.9	-68.7	**	NA	NA	39.5
Q4 2005	3,987	1,232	1,460	286	2,882	0	95	9,942
Q4 2004	5,237	1,116	1,165	431	2,911	10	9	10,879
% Change	-23.9	10.4	25.3	-33.6	-1.0	-100.0	**	-10.3
COMPLETE & NOT ABSORBED								
January 2006	322	95	146	18	601	1	271	1,454
January 2005	633	123	179	60	1,164	11	312	2,482
ABSORPTIONS								
January 2006	1,173	254	349	27	2,588	0	221	4,612
January 2005	1,546	202	521	106	423	0	9	2,807
% Change	-24.1	25.7	-33.0	-74.5	**	NA	**	64.3
Year-to-date 2006	1,173	254	349	27	2,588	0	221	4,612
Year-to-date 2005	1,546	202	521	106	423	0	9	2,807
% Change	-24.1	25.7	-33.0	-74.5	**	NA	**	64.3
Q4 2005	4,033	1,242	1,402	291	3,000	0	153	10,121
Q4 2004	5,058	1,176	1,084	389	2,458	19	27	10,211
% Change	-20.3	5.6	29.3	-25.2	22.1	-100.0	**	-0.9

*Includes all market types

** Year-over-year change greater than 200 per cent.

Source: CMHC



Table 1: Housing Activity Summary for Toronto CMA

	OWNERSHIP					RENTAL			GRAND TOTAL
	FREEHOLD		CONDOMINIUM						
	SINGLE	SEMI	ROW	ROW	APT	ROW	APT		
STARTS									
January 2006	956	218	254	195	730	0	307	2,660	
January 2005	886	212	293	42	246	0	2	1,681	
% Change	7.9	2.8	-13.3	**	196.7	NA	**	58.2	
Year-to-date 2006	956	218	254	195	730	0	307	2,660	
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% Change	7.9	2.8	-13.3	**	196.7	NA	**	58.2	
Q4 2005	3,872	649	995	549	3,095	14	680	9,854	
Q4 2004	4,336	832	934	461	3,544	51	95	10,253	
% Change	-10.7	-22.0	6.5	19.1	-12.7	-72.5	**	-3.9	
UNDER CONSTRUCTION									
January 2006	9,693	1,855	2,953	1,679	23,911	38	2,421	42,550	
January 2005	10,333	1,992	2,794	803	23,163	51	1,486	40,622	
COMPLETIONS									
January 2006	1,149	246	346	31	2,639	0	16	4,427	
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% Change	-27.6	24.2	-32.9	-68.7	**	NA	NA	39.5	
Year-to-date 2006	1,149	246	346	31	2,639	0	16	4,427	
Year-to-date 2005	1,588	198	516	99	772	0	0	3,173	
% Change	-27.6	24.2	-32.9	-68.7	**	NA	NA	39.5	
Q4 2005	3,987	1,232	1,460	286	2,882	0	95	9,942	
Q4 2004	5,237	1,116	1,165	431	2,911	10	9	10,879	
% Change	-23.9	10.4	25.3	-33.6	-1.0	-100.0	**	-8.6	
COMPLETE & NOT ABSORBED									
January 2006	322	95	146	18	601	1	271	1,454	
January 2005	633	123	179	60	1,164	11	312	2,482	
ABSORPTIONS									
January 2006	1,173	254	349	27	2,588	0	221	4,612	
January 2005	1,546	202	521	106	423	0	9	2,807	
% Change	-24.1	25.7	-33.0	-74.5	**	NA	**	64.3	
Year-to-date 2006	1,173	254	349	27	2,588	0	221	4,612	
Year-to-date 2005	1,546	202	521	106	423	0	9	2,807	
% Change	-24.1	25.7	-33.0	-74.5	**	NA	**	64.3	
Q4 2005	4,033	1,242	1,402	291	3,000	0	153	10,121	
Q4 2004	5,058	1,176	1,084	389	2,458	19	27	10,211	
% Change	-20.3	5.6	29.3	-25.2	22.1	-100.0	**	-0.1	

*Includes all market types

** Year-over-year change greater than 200 per cent.

Source: CMHC

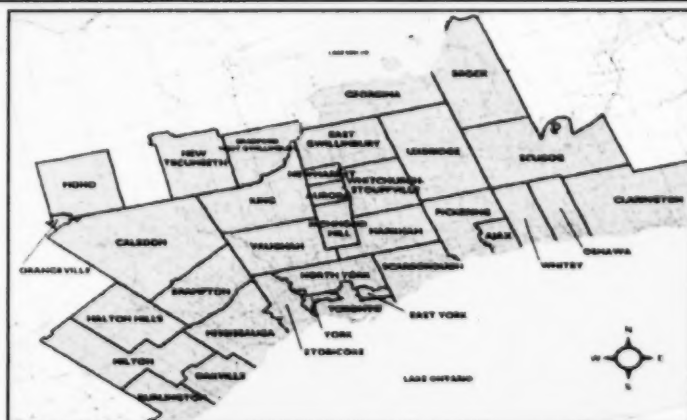


Table 2A: Starts by Area and by Intended Market - Current Month

Area	Starts	Change	Starts	Change	Starts	Change	Starts	Change	Starts
Greater Toronto Area	942	1,107	17.5	829	1,743	110.3	1,771	2,850	60.9
Toronto City	77	106	37.7	147	560	**	224	666	197.3
Toronto	2	8	**	6	268	**	8	276	**
East York	1	2	100.0	0	0	NA	1	2	100.0
Etobicoke	2	1	-50.0	2	278	**	4	279	**
North York	17	10	-41.2	131	8	-93.9	148	18	-87.8
Scarborough	55	85	54.5	8	6	-25.0	63	91	44.4
York	0	0	NA	0	0	NA	0	0	NA
York Region	371	456	22.9	413	872	111.1	784	1,328	69.4
Aurora	7	1	-85.7	0	0	NA	7	1	-85.7
East Gwillimbury	4	0	-100.0	27	0	-100.0	31	0	-100.0
Georgina Township	17	25	47.1	0	0	NA	17	25	47.1
King Township	2	2	0.0	0	0	NA	2	2	0.0
Markham	112	151	34.8	65	425	**	177	576	**
Newmarket	4	35	**	11	74	**	15	109	**
Richmond Hill	82	68	-17.1	231	212	-8.2	313	280	-10.5
Vaughan	125	114	-8.8	79	149	88.6	204	263	28.9
Whitchurch-Stouffville	18	60	**	0	12	NA	18	72	**
Peel Region	184	172	-6.5	176	176	0.0	360	348	-3.3
Brampton	120	108	-10.0	18	10	-44.4	138	118	-14.5
Caledon	18	4	-77.8	8	0	-100.0	26	4	-84.6
Mississauga	46	60	30.4	150	166	10.7	196	226	15.3
Halton Region	160	173	8.1	40	126	**	200	299	49.5
Burlington	27	19	-29.6	5	41	**	32	60	87.5
Halton Hills	50	30	-40.0	12	24	100.0	62	54	-12.9
Milton	26	14	-46.2	10	6	-40.0	36	20	-44.4
Oakville	57	110	93.0	13	55	**	70	165	135.7
Durham Region	150	200	33.3	53	9	-83.0	203	209	3.0
Ajax	67	45	-32.8	0	2	NA	67	47	-29.9
Brock	0	0	NA	0	0	NA	0	0	NA
Clarington	8	29	**	35	0	-100.0	43	29	-32.6
Oshawa	13	77	**	0	0	NA	13	77	**
Pickering	24	1	-95.8	18	0	-100.0	42	1	-97.6
Scugog	0	0	NA	0	0	NA	0	0	NA
Uxbridge	0	0	NA	0	0	NA	0	0	NA
Whitby	38	48	26.3	0	7	NA	38	55	44.7
Rest of Toronto CMA	30	22	-26.7	6	9	50.0	36	31	-13.9
Bradford West Gwillimbury	19	7	-63.2	4	0	-100.0	23	7	-69.6
Town of Mono	5	0	-100.0	0	0	NA	5	0	-100.0
New Tecumseth	1	12	**	2	9	**	3	21	**
Orangeville	5	3	-40.0	0	0	NA	5	3	-40.0

Source: CMHC

**Change greater than 200 per cent.

Table 2B: Starts by Area and by Intended Market- Year-to-Date

Greater Toronto Area	942	1,107	17.5	829	1,743	110.3	1,771	2,850	60.9
Toronto City	77	106	37.7	147	560	**	224	666	197.3
Toronto	2	8	**	6	268	**	8	276	**
East York	1	2	100.0	0	0	NA	1	2	100.0
Etobicoke	2	1	-50.0	2	278	**	4	279	**
North York	17	10	-41.2	131	8	-93.9	148	18	-87.8
Scarborough	55	85	54.5	8	6	-25.0	63	91	44.4
York	0	0	NA	0	0	NA	0	0	NA
York Region	371	456	22.9	413	872	111.1	784	1,328	69.4
Aurora	7	1	-85.7	0	0	NA	7	1	-85.7
East Gwillimbury	4	0	-100.0	27	0	-100.0	31	0	-100.0
Georgina Township	17	25	47.1	0	0	NA	17	25	47.1
King Township	2	2	0.0	0	0	NA	2	2	0.0
Markham	112	151	34.8	65	425	**	177	576	**
Newmarket	4	35	**	11	74	**	15	109	**
Richmond Hill	82	68	-17.1	231	212	-8.2	313	280	-10.5
Vaughan	125	114	-8.8	79	149	88.6	204	263	28.9
Whitchurch-Stouffville	18	60	**	0	12	NA	18	72	**
Peel Region	184	172	-6.5	176	176	0.0	360	348	-3.3
Brampton	120	108	-10.0	18	10	-44.4	138	118	-14.5
Caledon	18	4	-77.8	8	0	-100.0	26	4	-84.6
Mississauga	46	60	30.4	150	166	10.7	196	226	15.3
Halton Region	160	173	8.1	40	126	**	200	299	49.5
Burlington	27	19	-29.6	5	41	**	32	60	87.5
Halton Hills	50	30	-40.0	12	24	100.0	62	54	-12.9
Milton	26	14	-46.2	10	6	-40.0	36	20	-44.4
Oakville	57	110	93.0	13	55	**	70	165	135.7
Durham Region	150	200	33.3	53	9	-83.0	203	209	3.0
Ajax	67	45	-32.8	0	2	NA	67	47	-29.9
Brock	0	0	NA	0	0	NA	0	0	NA
Clarington	8	29	**	35	0	-100.0	43	29	-32.6
Cashawa	13	77	**	0	0	NA	13	77	**
Pickering	24	1	-95.8	18	0	-100.0	42	1	-97.6
Scugog	0	0	NA	0	0	NA	0	0	NA
Uxbridge	0	0	NA	0	0	NA	0	0	NA
Whitby	38	48	26.3	0	7	NA	38	55	44.7
Rest of Toronto CMA	30	22	-26.7	6	9	50.0	36	31	-13.9
Bradford West Gwillimbury	19	7	-63.2	4	0	-100.0	23	7	-69.6
Town of Mono	5	0	-100.0	0	0	NA	5	0	-100.0
New Tecumseth	1	12	**	2	9	**	3	21	**
Orangeville	5	3	-40.0	0	0	NA	5	3	-40.0

Source: CMHC

**Change greater than 200 per cent.

Table 2A: Starts by Area and by Intended Market - Current Month

Sub-Market Area	SINGLES			MULTIPLES			TOTAL		
	Jan-05	Jan-06	Change	Jan-05	Jan-06	Change	Jan-05	Jan-06	Change
Greater Toronto Area	942	1,107	17.5	829	1,743	110.3	1,771	2,850	60.9
Toronto City	77	106	37.7	147	560	**	224	666	197.3
Toronto	2	8	**	6	268	**	8	276	**
East York	1	2	100.0	0	0	NA	1	2	100.0
Etobicoke	2	1	-50.0	2	278	**	4	279	**
North York	17	10	-41.2	131	8	-93.9	148	18	-87.8
Scarborough	55	85	54.5	8	6	-25.0	63	91	44.4
York	0	0	NA	0	0	NA	0	0	NA
York Region	371	456	22.9	413	872	111.1	784	1,328	69.4
Aurora	7	1	-85.7	0	0	NA	7	1	-85.7
East Gwillimbury	4	0	-100.0	27	0	-100.0	31	0	-100.0
Georgina Township	17	25	47.1	0	0	NA	17	25	47.1
King Township	2	2	0.0	0	0	NA	2	2	0.0
Markham	112	151	34.8	65	425	**	177	576	**
Newmarket	4	35	**	11	74	**	15	109	**
Richmond Hill	82	68	-17.1	231	212	-8.2	313	280	-10.5
Vaughan	125	114	-8.8	79	149	88.6	204	263	28.9
Whitchurch-Stouffville	18	60	**	0	12	NA	18	72	**
Peel Region	184	172	-6.5	176	176	0.0	360	348	-3.3
Brampton	120	108	-10.0	18	10	-44.4	138	118	-14.5
Caledon	18	4	-77.8	8	0	-100.0	26	4	-84.6
Mississauga	46	60	30.4	150	166	10.7	196	226	15.3
Halton Region	160	173	8.1	40	126	**	200	299	49.5
Burlington	27	19	-29.6	5	41	**	32	60	87.5
Halton Hills	50	30	-40.0	12	24	100.0	62	54	-12.9
Milton	26	14	-46.2	10	6	-40.0	36	20	-44.4
Oakville	57	110	93.0	13	55	**	70	165	135.7
Durham Region	150	200	33.3	53	9	-83.0	203	209	3.0
Ajax	67	45	-32.8	0	2	NA	67	47	-29.9
Brock	0	0	NA	0	0	NA	0	0	NA
Clarington	8	29	**	35	0	-100.0	43	29	-32.6
Oshawa	13	77	**	0	0	NA	13	77	**
Pickering	24	1	-95.8	18	0	-100.0	42	1	-97.6
Scugog	0	0	NA	0	0	NA	0	0	NA
Uxbridge	0	0	NA	0	0	NA	0	0	NA
Whitby	38	48	26.3	0	7	NA	38	55	44.7
Rest of Toronto CMA	30	22	-26.7	6	9	50.0	36	31	-13.9
Bradford West Gwillimbury	19	7	-63.2	4	0	-100.0	23	7	-69.6
Town of Mono	5	0	-100.0	0	0	NA	5	0	-100.0
New Tecumseth	1	12	**	2	9	**	3	21	**
Orangeville	5	3	-40.0	0	0	NA	5	3	-40.0

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**Change greater than 200 per cent.

Table 2B: Starts by Area and by Intended Market- Year-to-Date

Sub Market Area	SINGLES			MULTIPLES			TOTAL		
	YTD 2005	YTD 2006	Change	YTD 2005	YTD 2006	Change	YTD 2005	YTD 2006	Change
Greater Toronto Area	942	1,107	17.5	829	1,743	110.3	1,771	2,850	60.9
Toronto City	77	106	37.7	147	560	**	224	666	197.3
Toronto	2	8	**	6	268	**	8	276	**
East York	1	2	100.0	0	0	NA	1	2	100.0
Etobicoke	2	1	-50.0	2	278	**	4	279	**
North York	17	10	-41.2	131	8	-93.9	148	18	-87.8
Scarborough	55	85	54.5	8	6	-25.0	63	91	44.4
York	0	0	NA	0	0	NA	0	0	NA
York Region	371	456	22.9	413	872	111.1	784	1,328	69.4
Aurora	7	1	-85.7	0	0	NA	7	1	-85.7
East Gwillimbury	4	0	-100.0	27	0	-100.0	31	0	-100.0
Georgina Township	17	25	47.1	0	0	NA	17	25	47.1
King Township	2	2	0.0	0	0	NA	2	2	0.0
Markham	112	151	34.8	65	425	**	177	576	**
Newmarket	4	35	**	11	74	**	15	109	**
Richmond Hill	82	68	-17.1	231	212	-8.2	313	280	-10.5
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Brampton	120	108	-10.0	18	10	-44.4	138	118	-14.5
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Mississauga	46	60	30.4	150	166	10.7	196	226	15.3
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Halton Hills	50	30	-40.0	12	24	100.0	62	54	-12.9
Milton	26	14	-46.2	10	6	-40.0	36	20	-44.4
Oakville	57	110	93.0	13	55	**	70	165	135.7
Durham Region	150	200	33.3	53	9	-83.0	203	209	3.0
Ajax	67	45	-32.8	0	2	NA	67	47	-29.9
Brock	0	0	NA	0	0	NA	0	0	NA
Clarington	8	29	**	35	0	-100.0	43	29	-32.6
Oshawa	13	77	**	0	0	NA	13	77	**
Pickering	24	1	-95.8	18	0	-100.0	42	1	-97.6
Scugog	0	0	NA	0	0	NA	0	0	NA
Uxbridge	0	0	NA	0	0	NA	0	0	NA
Whitby	38	48	26.3	0	7	NA	38	55	44.7
Rest of Toronto CMA	30	22	-26.7	6	9	50.0	36	31	-13.9
Bradford West Gwillimbury	19	7	-63.2	4	0	-100.0	23	7	-69.6
Town of Mono	5	0	-100.0	0	0	NA	5	0	-100.0
New Tecumseth	1	12	**	2	9	**	3	21	**
Orangeville	5	3	-40.0	0	0	NA	5	3	-40.0

Source: CMHC

**Change greater than 200 per cent.

Table 3: Average Price (\$) of Completed and Absorbed Single-Detached Dwellings

Geography	2005	2006	% change	2005	2006	% change
Toronto CMA	394,793	483,764	22.5	394,793	483,764	22.5
Ajax, Pickering, Uxbridge	341,829	301,695	-11.7	341,829	301,695	-11.7
Brampton, Caledon	367,352	397,391	8.2	367,352	397,391	8.2
Toronto	458,796	961,203	109.5	458,796	961,203	109.5
Mississauga	449,358	529,490	17.8	449,358	529,490	17.8
Oakville, Milton, Halton Hills	375,022	622,508	66.0	375,022	622,508	66.0
Richmond Hill	404,296	429,117	6.1	404,296	429,117	6.1
Vaughan	473,832	552,661	16.6	473,832	552,661	16.6
Markham	355,729	419,171	17.8	355,729	419,171	17.8

** Year-over-year change greater than 200 per cent.

Note: NA may appear where CMHC data suppression rules apply

Source: CMHC

Table 4: Completed and Absorbed Single-Detached Units by Price Range

Area	PRICE RANGES										TOTAL
	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000 - \$249,999	\$250,000 - \$299,999	\$300,000 - \$349,999	\$350,000 - \$399,999	\$400,000 - \$449,999	\$450,000 - \$499,999	\$500,000 - \$549,999	\$550,000 - \$599,999	
Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)
Toronto CHA											
January 2006	43	3.7	114	9.7	481	41.0	286	24.4	249	21.2	1,173
January 2005	50	3.2	194	12.5	779	50.4	334	21.6	189	12.2	1,546
YTD 2006	43	3.7	114	9.7	481	41.0	286	24.4	249	21.2	1,173
YTD 2005	50	3.2	194	12.5	779	50.4	334	21.6	189	12.2	1,546
Ajax, Pickering, Uxbridge											
January 2006	31	19.7	57	36.3	59	37.6	8	5.1	2	1.3	157
January 2005	15	26.3	8	14.0	19	33.3	12	21.1	3	5.3	57
YTD 2006	31	19.7	57	36.3	59	37.6	8	5.1	2	1.3	157
YTD 2005	15	26.3	8	14.0	19	33.3	12	21.1	3	5.3	57
Brampton, Caledon											
January 2006	0	0.0	8	2.9	182	66.4	54	19.7	30	10.9	274
January 2005	0	0.0	65	15.9	250	61.1	62	15.2	32	7.8	409
YTD 2006	0	0.0	8	2.9	182	66.4	54	19.7	30	10.9	274
YTD 2005	0	0.0	65	15.9	250	61.1	62	15.2	32	7.8	409
Toronto											
January 2006	1	1.1	4	4.3	11	11.8	4	4.3	73	78.5	93
January 2005	0	0.0	28	15.1	77	41.6	52	28.1	28	15.1	185
YTD 2006	1	1.1	4	4.3	11	11.8	4	4.3	73	78.5	93
YTD 2005	0	0.0	28	15.1	77	41.6	52	28.1	28	15.1	185
Mississauga											
January 2006	0	0.0	0	0.0	9	26.5	17	50.0	8	23.5	34
January 2005	0	0.0	0	0.0	29	26.4	61	55.5	20	18.2	110
YTD 2006	0	0.0	0	0.0	9	26.5	17	50.0	8	23.5	34
YTD 2005	0	0.0	0	0.0	29	26.4	61	55.5	20	18.2	110
Oakville, Milton, Halton Hills											
January 2006	0	0.0	17	9.4	76	42.2	39	48	48	26.7	180
January 2005	14	8.0	31	17.8	62	35.6	47	27.0	20	11.5	174
YTD 2006	0	0.0	17	9.4	76	42.2	39	21.7	48	26.7	180
YTD 2005	14	8.0	31	17.8	62	35.6	47	27.0	20	11.5	174
Richmond Hill											
January 2006	0	0.0	0	0.0	64	39.0	90	54.9	10	6.1	164
January 2005	0	0.0	0	0.0	96	71.1	19	14.1	20	14.8	135
YTD 2006	0	0.0	0	0.0	64	39.0	90	54.9	10	6.1	164
YTD 2005	0	0.0	0	0.0	96	71.1	19	14.1	20	14.8	135
Vaughan											
January 2006	0	0.0	0	0.0	0	0.0	36	46.2	42	53.8	78
January 2005	0	0.0	0	0.0	32	24.2	60	45.5	40	30.3	132
YTD 2006	0	0.0	0	0.0	0	0.0	36	46.2	42	53.8	78
YTD 2005	0	0.0	0	0.0	32	24.2	60	45.5	40	30.3	132
Markham											
January 2006	0	0.0	2	1.7	65	53.7	29	24.0	25	20.7	121
January 2005	2	1.0	16	8.2	168	85.7	9	4.6	1	0.5	196
YTD 2006	0	0.0	2	1.7	65	53.7	29	24.0	25	20.7	121
YTD 2005	2	1.0	16	8.2	168	85.7	9	4.6	1	0.5	196

Source: CMHC

Table 3: Average Price (\$) of Completed and Absorbed Single-Detached Dwellings

Sub Market Area	Jan 05	Jan 06	% change	YTD 2005	YTD 2006	% change
Toronto CMA	394,793	483,764	22.5	394,793	483,764	22.5
Ajax, Pickering, Uxbridge	341,829	301,695	-11.7	341,829	301,695	-11.7
Brampton, Caledon	367,352	397,391	8.2	367,352	397,391	8.2
Toronto	458,796	961,203	109.5	458,796	961,203	109.5
Mississauga	449,358	529,490	17.8	449,358	529,490	17.8
Oakville, Milton, Halton Hills	375,022	622,508	66.0	375,022	622,508	66.0
Richmond Hill	404,296	429,117	6.1	404,296	429,117	6.1
Vaughan	473,832	552,661	16.6	473,832	552,661	16.6
Markham	355,729	419,171	17.8	355,729	419,171	17.8

** Year-over-year change greater than 200 per cent.

Note: NA may appear where CMHC data suppression rules apply

Source: CMHC

Table 4: Completed and Absorbed Single-Detached Units by Price Range

AREA	PRICE RANGES										TOTAL
	\$249,999		\$250-\$299,999		\$300-\$399,999		\$400-\$499,999		\$500,000 +		
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	
Toronto CMA											
January 2006	43	3.7	114	9.7	481	41.0	286	24.4	249	21.2	1,173
January 2005	50	3.2	194	12.5	779	50.4	334	21.6	189	12.2	1,546
YTD 2006	43	3.7	114	9.7	481	41.0	286	24.4	249	21.2	1,173
YTD 2005	50	3.2	194	12.5	779	50.4	334	21.6	189	12.2	1,546
Ajax, Pickering, Uxbridge											
January 2006	31	19.7	57	36.3	59	37.6	8	5.1	2	1.3	157
January 2005	15	26.3	8	14.0	19	33.3	12	21.1	3	5.3	57
YTD 2006	31	19.7	57	36.3	59	37.6	8	5.1	2	1.3	157
YTD 2005	15	26.3	8	14.0	19	33.3	12	21.1	3	5.3	57
Brampton, Caledon											
January 2006	0	0.0	8	2.9	182	66.4	54	19.7	30	10.9	274
January 2005	0	0.0	65	15.9	250	61.1	62	15.2	32	7.8	409
YTD 2006	0	0.0	8	2.9	182	66.4	54	19.7	30	10.9	274
YTD 2005	0	0.0	65	15.9	250	61.1	62	15.2	32	7.8	409
Toronto											
January 2006	1	1.1	4	4.3	11	11.8	4	4.3	73	78.5	93
January 2005	0	0.0	28	15.1	77	41.6	52	28.1	28	15.1	185
YTD 2006	1	1.1	4	4.3	11	11.8	4	4.3	73	78.5	93
YTD 2005	0	0.0	28	15.1	77	41.6	52	28.1	28	15.1	185
Mississauga											
January 2006	0	0.0	0	0.0	9	26.5	17	50.0	8	23.5	34
January 2005	0	0.0	0	0.0	29	26.4	61	55.5	20	18.2	110
YTD 2006	0	0.0	0	0.0	9	26.5	17	50.0	8	23.5	34
YTD 2005	0	0.0	0	0.0	29	26.4	61	55.5	20	18.2	110
Oakville, Milton, Halton Hills											
January 2006	0	0.0	17	9.4	76	42.2	39	48	48	26.7	180
January 2005	14	8.0	31	17.8	62	35.6	47	27.0	20	11.5	174
YTD 2006	0	0.0	17	9.4	76	42.2	39	21.7	48	26.7	180
YTD 2005	14	8.0	31	17.8	62	35.6	47	27.0	20	11.5	174
Richmond Hill											
January 2006	0	0.0	0	0.0	64	39.0	90	54.9	10	6.1	164
January 2005	0	0.0	0	0.0	96	71.1	19	14.1	20	14.8	135
YTD 2006	0	0.0	0	0.0	64	39.0	90	54.9	10	6.1	164
YTD 2005	0	0.0	0	0.0	96	71.1	19	14.1	20	14.8	135
Vaughan											
January 2006	0	0.0	0	0.0	0	0.0	36	46.2	42	53.8	78
January 2005	0	0.0	0	0.0	32	24.2	60	45.5	40	30.3	132
YTD 2006	0	0.0	0	0.0	0	0.0	36	46.2	42	53.8	78
YTD 2005	0	0.0	0	0.0	32	24.2	60	45.5	40	30.3	132
Markham											
January 2006	0	0.0	2	1.7	65	53.7	29	24.0	25	20.7	121
January 2005	2	1.0	16	8.2	168	85.7	9	4.6	1	0.5	196
YTD 2006	0	0.0	2	1.7	65	53.7	29	24.0	25	20.7	121
YTD 2005	2	1.0	16	8.2	168	85.7	9	4.6	1	0.5	196

Source: CMHC

Table 5A: Resale Housing Activity for Toronto Real Estate Board

		Number of Sales	Yr. Yr.	Sales SAAR	Number of New Listings	New Listings SAAR	Sales-to-New Listings SA	Average Price (\$)	Yr. Yr.	Average Price (\$) SA
2005	January	4,154	-2.4	80,000	10,856	149,600	53.5	323,220	9.2	345,863
	February	6,172	1.8	81,100	11,679	145,200	55.9	334,254	7.8	333,625
	March	7,904	-12.9	82,900	14,583	140,500	59.0	330,545	7.6	312,758
	April	8,834	-3.6	85,500	16,161	155,700	54.9	342,032	6.5	324,389
	May	9,209	0.2	86,300	16,443	155,800	55.4	346,474	6.4	343,625
	June	9,153	-1.2	87,500	14,576	151,400	57.8	345,065	9.0	334,506
	July	7,373	0.8	85,800	11,954	153,600	55.9	325,985	4.3	334,119
	August	7,473	10.8	90,800	12,681	157,000	57.8	323,354	6.3	333,884
	September	7,326	11.2	89,300	14,798	155,800	57.3	338,267	5.4	337,513
	October	7,174	7.8	85,700	12,516	156,700	54.7	342,450	5.6	358,456
	November	6,646	5.5	88,400	10,172	154,900	57.1	341,177	7.0	336,470
	December	4,254	0.5	84,700	4,933	140,000	60.5	326,689	3.5	338,713
2006	January	4,586	10.4	89,000	12,092	161,200	55.2	332,670	2.9	351,693
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2004	17,189	-0.5	82,172	26,860	144,880	56.7	320,187	7.1	324,774
	Q4 2005	18,074	5.1	85,684	27,621	149,592	57.3	338,272	5.6	340,352
	YTD 2005	4,154	-2.4		10,856			323,220	9.2	
	YTD 2006	4,586	10.4		12,092			332,670	2.9	

	Annual Sales	Yr. Yr.		Annual New Listings	Yr. Yr.		Annual Sales	Yr. Yr.	
1996	58,283	20.7		94,157	-4.9		196,476	0.6	
1997	58,841	1.0		88,894	-5.6		210,453	7.1	
1998	55,360	-5.9		85,709	-3.6		216,795	3.0	
1999	58,957	6.5		84,285	-1.7		228,372	5.3	
2000	58,349	-1.0		89,463	6.1		243,249	6.5	
2001	67,612	15.9		101,800	13.8		251,508	3.4	
2002	74,759	10.6		109,819	7.9		275,887	9.7	
2003	79,366	6.2		132,819	20.9		293,308	6.3	
2004	84,854	6.9		145,023	9.2		315,266	7.5	
2005	85,672	1.0		151,352	4.4		336,176	6.6	

Source: Canadian Real Estate Association

Table 5B: Average Price (\$) of Resale Single-Detached Dwellings

Area	Jan 05	Jan 06	% Change	YTD 2005	YTD 2006	% Change
Toronto CMA	420,784	425,612	1.1	420,784	425,612	1.1
Ajax, Pickering, Uxbridge	303,852	345,136	13.6	303,852	345,136	13.6
Brampton, Caledon	324,806	344,840	6.2	324,806	344,840	6.2
Toronto	490,015	487,151	-0.6	490,015	487,151	-0.6
Mississauga	418,655	448,899	7.2	418,655	448,899	7.2
Oakville, Milton, Halton Hills	422,919	427,203	1.0	422,919	427,203	1.0
Richmond Hill	476,214	480,582	0.9	476,214	480,582	0.9
Vaughan	474,893	433,271	-8.8	474,893	433,271	-8.8
Markham	426,201	481,750	13.0	426,201	481,750	13.0

** Year-over-year change greater than 200 per cent.

Source: CMHC

Table 6: Economic Indicators

	Interest and Exchange Rates				Inflation Rate (CPI, NFI, CPI-X)		Toronto CMA Labour Market		
	P & I	Mortgage Rate (%)		Exch. Rate	Ontario	Toronto CMA	Employment	Employment	Unemployment
	Px \$100,000	1 Yr. Term	5 Yr. Term	(\$US/\$Cdn)	199=100	1997=100	SA, 1000	SA, 1000	Rate, SA
2005 January	642.78	4.8	6.1	0.806	1.0	5.2	2706.9	0.0	7.5
February	642.78	4.8	6.1	0.811	1.4	4.9	2698.9	-0.3	7.6
March	654.74	5.1	6.3	0.827	1.9	5.3	2707.3	0.3	7.5
April	642.78	4.9	6.1	0.795	1.9	4.8	2714.2	0.3	7.6
May	636.84	4.9	6.0	0.797	1.3	4.0	2739.0	0.9	7.4
June	622.08	4.8	5.7	0.816	1.6	4.4	2754.8	0.6	7.3
July	627.97	4.9	5.8	0.817	1.7	4.2	2770.9	0.6	7.3
August	627.97	5.0	5.8	0.842	2.4	4.0	2777.8	0.2	7.0
September	627.97	5.0	5.8	0.860	2.7	4.3	2786.3	0.3	6.8
October	639.81	5.3	6.0	0.847	2.3	4.6	2804.9	0.7	6.5
November	648.75	5.6	6.2	0.857	1.9	4.3	2809.8	0.2	6.4
December	657.75	5.8	6.3	0.860	2.1	4.0	2804.9	-0.2	6.3
2006 January	657.75	5.8	6.3	0.878			2789.3	-0.6	6.5
February									
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									

* Principal and Interest Payment assumes a five year mortgage rate and 25 year amortization period.

** Seasonally Adjusted

*** New Housing Price Index

Source: CMHC, Statistics Canada Labour Force Survey

Table 5A: Resale Housing Activity for Toronto Real Estate Board

		Number of Sales	Yr. Yr. %	Sales SAAR	Number of New Listings	New Listings SAAR	Sales-to-New Listings SA	Average Price (\$)	Yr. Yr. %	Average Price (\$) SA
2005	January	4,154	-2.4	80,000	10,856	149,600	53.5	323,220	9.2	345,863
	February	6,172	1.8	81,100	11,679	145,200	55.9	334,254	7.8	333,625
	March	7,904	-12.9	82,900	14,583	140,500	59.0	330,545	7.6	312,758
	April	8,834	-3.6	85,500	16,161	155,700	54.9	342,032	6.5	324,389
	May	9,209	0.2	86,300	16,443	155,800	55.4	346,474	6.4	343,625
	June	9,153	-1.2	87,500	14,576	151,400	57.8	345,065	9.0	334,506
	July	7,373	0.8	85,800	11,954	153,600	55.9	325,985	4.3	334,119
	August	7,473	10.8	90,800	12,681	157,000	57.8	323,354	6.3	333,884
	September	7,326	11.2	89,300	14,798	155,800	57.3	338,267	5.4	337,513
	October	7,174	7.8	85,700	12,516	156,700	54.7	342,450	5.6	358,456
	November	6,646	5.5	88,400	10,172	154,900	57.1	341,177	7.0	336,470
	December	4,254	0.5	84,700	4,933	140,000	60.5	326,689	3.5	338,713
2006	January	4,586	10.4	89,000	12,092	161,200	55.2	332,670	2.9	351,693
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2004	17,189	-0.5	82,172	26,860	144,880	56.7	320,187	7.1	324,774
	Q4 2005	18,074	5.1	85,684	27,621	149,592	57.3	338,272	5.6	340,352
	YTD 2005	4,154	-2.4		10,856			323,220	9.2	
	YTD 2006	4,586	10.4		12,092			332,670	2.9	

	Annual Sales	Yr. Yr. %	Annual New Listings	Yr. Yr. %	Annual Average Price (\$)	Yr. Yr. %
1996	58,283	20.7	94,157	-4.9	196,476	0.6
1997	58,841	1.0	88,894	-5.6	210,453	7.1
1998	55,360	-5.9	85,709	-3.6	216,795	3.0
1999	58,957	6.5	84,285	-1.7	228,372	5.3
2000	58,349	-1.0	89,463	6.1	243,249	6.5
2001	67,612	15.9	101,800	13.8	251,508	3.4
2002	74,759	10.6	109,819	7.9	275,887	9.7
2003	79,366	6.2	132,819	20.9	293,308	6.3
2004	84,854	6.9	145,023	9.2	315,266	7.5
2005	85,672	1.0	151,352	4.4	336,176	6.6

Source: Canadian Real Estate Association

Table 5B: Average Price (\$) of Resale Single-Detached Dwellings

Area	Jan 05	Jan 06	% Change	YTD 2005	YTD 2006	% Change
Toronto CMA	420,784	425,612	1.1	420,784	425,612	1.1
Ajax, Pickering, Uxbridge	303,852	345,136	13.6	303,852	345,136	13.6
Brampton, Caledon	324,806	344,840	6.2	324,806	344,840	6.2
Toronto	490,015	487,151	-0.6	490,015	487,151	-0.6
Mississauga	418,655	448,899	7.2	418,655	448,899	7.2
Oakville, Milton, Halton Hills	422,919	427,203	1.0	422,919	427,203	1.0
Richmond Hill	476,214	480,582	0.9	476,214	480,582	0.9
Vaughan	474,893	433,271	-8.8	474,893	433,271	-8.8
Markham	426,201	481,750	13.0	426,201	481,750	13.0

** Year-over-year change greater than 200 per cent.

Source: CMHC

Table 6: Economic Indicators

		Interest and Exchange Rates				Inflation Rate (%) N-FI ¹ % chg		Toronto CMA Labour Market		
		P & I ² Per \$100,000	Mortgage Rate (%)		Exch. Rate (\$US/\$Cdn)	Ontario 1996=100	Toronto CMA 1997=100	Employment SA (1,000)	Employment SA (mm) (%)	Unemployment Rate (%) SA
			1 Yr. Term	5 Yr. Term						
2005	January	642.78	4.8	6.1	0.806	1.0	5.2	2706.9	0.0	7.5
	February	642.78	4.8	6.1	0.811	1.4	4.9	2698.9	-0.3	7.6
	March	654.74	5.1	6.3	0.827	1.9	5.3	2707.3	0.3	7.5
	April	642.78	4.9	6.1	0.795	1.9	4.8	2714.2	0.3	7.6
	May	636.84	4.9	6.0	0.797	1.3	4.0	2739.0	0.9	7.4
	June	622.08	4.8	5.7	0.816	1.6	4.4	2754.8	0.6	7.3
	July	627.97	4.9	5.8	0.817	1.7	4.2	2770.9	0.6	7.3
	August	627.97	5.0	5.8	0.842	2.4	4.0	2777.8	0.2	7.0
	September	627.97	5.0	5.8	0.860	2.7	4.3	2786.3	0.3	6.8
	October	639.81	5.3	6.0	0.847	2.3	4.6	2804.9	0.7	6.5
	November	648.75	5.6	6.2	0.857	1.9	4.3	2809.8	0.2	6.4
	December	657.75	5.8	6.3	0.860	2.1	4.0	2804.9	-0.2	6.3
2006	January	657.75	5.8	6.3	0.878			2789.3	-0.6	6.5
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

¹ Principal and Interest Payment assumes a five year mortgage rate and 25 year amortization period.

² Seasonally Adjusted

³ New Housing Price Index

Source: CMHC, Statistics Canada Labour Force Survey

Definitions

1. **Starts:** refers to units where construction has advanced to a stage where full (100%) footings are in place. For multiple dwellings (semi-detached, row housing and apartments) the definition of a start applies to the structure or block of row units rather than to the project as a whole.
2. **Under Construction:** those units which have been started but which are not complete.
3. **Completions - Single-detached/semi-detached units:** this generally is the stage at which all proposed construction work is complete. A unit may be completed at the 90% stage where the remaining work is largely cosmetic. **Row housing/ Apartment:** completions means that 90% or more of the dwelling units within a block of row units or an apartment structure are completed and ready for occupancy
4. **Completed and Not Absorbed:** all completed units of new construction (excluding model homes not available for sale) which have never been sold or leased.
5. **Absorptions:** the number of completed units (excluding model homes) that have been sold or leased.
6. **Seasonally Adjusted (SA):** Actual monthly (or quarterly) figures adjusted to remove normal seasonal variation.
7. **Seasonally Adjust Annual Rates (SAAR):** Seasonally adjusted monthly figures multiplied by 12 (or quarterly figures multiplied by 4) to reflect annualized levels of activity.
8. Definitions for **CMA, NHPI, CPI, and Inflation Rate** can be found in the Statistics Canada website - <http://www.statcan.ca>

Your Guide to Renting a Home – CMHC's new, online guide for tenants, landlords, and property managers

CMHC is breaking new ground with the introduction of "Your Guide to Renting a Home". A comprehensive rental guide, developed by the Research and Information Transfer team, this free, online tool launched this spring. It will help the estimated four million Canadian households in rental accommodation, as well as landlords and property managers, to find plain language information on tenant and landlord rights and rental practices across the country.

"Your Guide to Renting a Home" is located on the CMHC Web site at www.cmhc.ca. From the left-hand menu, you can select "Buying or Renting a Home" and click on "Renting a Home".

2005 Ontario Retirement Homes Report

Do you want to learn more about the dynamic private retirement home market in Ontario? The 2005 Retirement Homes Report has detailed Ontario-wide survey findings by market area covering vacancy rates & per diems by bed type, capture rates, new supply, vacancy rates by rent range for private beds & rent distributions.

For more information on the content of this report, please contact:
Ken Sumnall, Manager, Housing Market Surveys (519) 873-2410 or by email: ksumnall@cmhc.ca

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FEBRUARY 2006

Released March 2006

OWNERSHIP DEMAND REMAINS STRONG

Total housing starts in the Toronto Census Metropolitan Area (CMA) declined in February. Construction began on 1,539 homes, representing a 33 per cent drop from the same-month in 2005. On a seasonally-adjusted basis, the annual rate of housing starts dipped to 28,300 versus the January rate of 46,300.

The major factor contributing to February's sharp decline was the complete absence of new condominium apartment construction. Condominium apartment starts are volatile, because they reflect the laying of foundations for entire multiple unit buildings at one time.

February starts of the other lower density housing types decreased by a much smaller amount. New footings for single-detached, semi-detached and town (row) houses were down by only 4.6 per cent.

New home construction will remain well above average in 2006. The demand for ownership housing remains strong due to steady growth in employment and real wages coupled with very low borrowing costs. Households remain confident in their ability to purchase and pay for a home over the long term.

However, due to the expected

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increase in the share of condominium apartment construction, starts will not be uniformly distributed throughout the year. Rising average prices have shifted home buyer demand away from single and semi-detached houses toward less-expensive town homes and condominium apartments. Year-to-date, the average price of a completed and absorbed single-detached home in the Toronto CMA rose to almost \$457,000. This price point is arguably too high for most first-time buyers and many move-up buyers as well.



CMHC Market Analysis Centre - Toronto

Jason Mercer

Tel: (416) 218-3410

jmercerc@cmhc-schl.gc.ca

Canada



Table 1: Housing Activity Summary for Toronto CMA

	OWNERSHIP				RENTAL			
	FREEHOLD		CONDOMINIUM					
	2006	2005	2006	2005	2006	2005	2006	
STARTS								
February 2006	841	210	297	191	0	0	0	1,539
February 2005	767	242	353	211	599	40	84	2,296
% Change	9.6	-12.2	-15.9	-9.5	-100.0	-100.0	-100.0	-33.8
Year-to-date 2006	1,797	428	551	386	730	0	307	4,199
Year-to-date 2005	1,653	454	646	253	845	40	86	3,977
% Change	8.7	-5.7	-14.7	52.6	-13.6	-100.0	**	5.4
Q4 2005	3,872	649	995	549	3,095	14	680	9,854
Q4 2004	4,336	832	934	461	3,544	51	95	10,253
% Change	-10.7	-22.0	6.5	19.1	-12.7	-72.5	**	-4.9
UNDER CONSTRUCTION								
February 2006	9,404	1,855	2,980	1,710	22,861	14	2,410	41,234
February 2005	9,608	1,994	2,814	976	23,264	91	1,271	40,018
COMPLETIONS								
February 2006	1,130	210	270	160	1,072	24	16	2,882
February 2005	1,489	246	322	38	361	6	299	2,761
% Change	-24.1	-14.6	-16.1	**	197.0	**	-94.4	-4.4
Year-to-date 2006	2,279	456	616	191	3,711	24	32	7,309
Year-to-date 2005	3,077	444	838	137	1,133	6	299	5,934
% Change	-25.9	2.7	-26.5	39.4	**	**	-89.3	22.3
Q4 2005	3,987	1,232	1,460	286	2,882	0	95	9,942
Q4 2004	5,237	1,116	1,165	431	2,911	10	9	10,879
% Change	-23.9	10.4	-25.3	-33.6	-1.0	-100.0	**	-8.6
COMPLETE & NOT ABSORBED								
February 2006	268	96	146	37	574	25	179	1,325
February 2005	603	150	155	55	960	6	502	2,431
ABSORPTIONS								
February 2006	1,199	211	270	141	1,099	0	108	3,028
February 2005	1,525	219	346	43	565	11	109	2,818
% Change	-21.4	-3.7	-22.0	**	94.5	-100.0	-0.9	7.5
Year-to-date 2006	2,372	465	619	168	3,687	0	329	7,640
Year-to-date 2005	3,071	421	867	149	988	11	118	5,625
% Change	-22.8	10.3	-28.6	12.8	**	-100.0	178.8	25.8
Q4 2005	4,033	1,242	1,402	291	3,000	0	153	10,121
Q4 2004	5,058	1,176	1,084	389	2,458	19	27	10,211
% Change	-20.3	5.6	29.3	-25.2	22.1	-100.0	**	-4.8

*Includes all market types

** Year-over-year change greater than 200 per cent.

Source: CMHC



Table 2A: Starts by Area and by Intended Market - Current Month

Greater Toronto Area	866	1,018	17.6	1,591	978	-38.5	2,457	1,996	-18.8
Toronto City	159	133	-16.4	674	53	-92.1	833	186	-77.7
Toronto	8	6	-25.0	239	9	-96.2	247	15	-93.9
East York	0	1	NA	0	0	NA	0	1	NA
Etobicoke	0	5	NA	46	2	-95.7	46	7	-84.8
North York	42	22	-47.6	364	0	-100.0	406	22	-94.6
Scarborough	108	96	-11.1	25	42	68.0	133	138	3.8
York	1	3	200.0	0	0	NA	1	3	200.0
York Region	202	348	72.3	217	226	4.1	419	574	37.0
Aurora	2	3	50.0	0	0	NA	2	3	50.0
East Gwillimbury	1	0	-100.0	0	0	NA	1	0	-100.0
Georgina Township	3	23	**	0	2	NA	3	25	**
King Township	1	3	200.0	0	0	NA	1	3	200.0
Markham	88	203	130.7	151	154	2.0	239	357	49.4
Newmarket	1	15	**	0	32	NA	1	47	**
Richmond Hill	81	12	-85.2	30	38	26.7	111	50	-55.0
Vaughan	17	67	**	36	0	-100.0	53	67	26.4
Whitchurch-Stouffville	8	22	175.0	0	0	NA	8	22	175.0
Peel Region	280	79	-71.8	537	202	-62.4	817	281	-65.6
Brampton	220	59	-73.2	68	77	13.2	288	136	-52.8
Caledon	4	3	-25.0	0	2	NA	4	5	25.0
Mississauga	56	17	-69.6	469	123	-73.8	525	140	-73.3
Halton Region	105	150	42.9	125	161	28.8	230	311	35.2
Burlington	59	42	-28.8	62	63	1.6	121	105	-13.2
Halton Hills	4	3	-25.0	0	24	NA	4	27	**
Milton	19	17	-10.5	59	50	-15.3	78	67	-14.1
Oakville	23	88	**	4	24	**	27	112	**
Durham Region	120	308	156.7	38	336	**	158	644	**
Ajax	36	131	**	10	115	**	46	246	**
Brock	0	0	NA	0	0	NA	0	0	NA
Clarington	37	33	-10.8	0	0	NA	37	33	-10.8
Oshawa	8	72	**	0	0	NA	8	72	**
Pickering	10	6	-40.0	28	0	-100.0	38	6	-84.2
Scugog	0	0	NA	0	0	NA	0	0	NA
Uxbridge	19	4	-78.9	0	0	NA	19	4	-78.9
Whitby	10	62	**	0	221	NA	10	283	**
Rest of Toronto CMA	15	32	113.3	0	4	NA	15	36	140.0
Bradford West Gwillimbury	2	2	0.0	0	0	NA	2	2	0.0
Town of Mono	2	0	-100.0	0	0	NA	2	0	-100.0
New Tecumseth	5	27	**	0	4	NA	5	31	**
Orangeville	6	3	-50.0	0	0	NA	6	3	-50.0

Source: CMHC

**Change greater than 200 per cent.

Table 2B: Starts by Area and by Intended Market- Year-to-Date

	2005		2006		2007		2008		2009	
	YTD 2005	YTD 2006	YTD 2007	YTD 2008	YTD 2009	YTD 2005	YTD 2006	YTD 2007	YTD 2008	YTD 2009
Greater Toronto Area	1,808	2,125	17.5	2,420	2,721	12.4	4,228	4,846	14.6	
Toronto City	236	239	1.3	821	613	-25.3	1,057	852	-19.4	
Toronto	10	14	40.0	245	277	13.1	255	291	14.1	
East York	1	3	200.0	0	0	NA	1	3	200.0	
Etobicoke	2	6	200.0	48	280	∞	50	286	∞	
North York	59	32	-45.8	495	8	-98.4	354	40	-92.8	
Scarborough	163	181	11.0	33	48	45.5	196	229	16.8	
York	1	3	200.0	0	0	NA	1	3	200.0	
York Region	573	804	40.3	630	1,098	74.3	1,203	1,902	58.1	
Aurora	9	4	-55.6	0	0	NA	9	4	-55.6	
East Gwillimbury	5	0	-100.0	27	0	-100.0	32	0	-100.0	
Georgina Township	20	48	140.0	0	2	NA	20	50	150.0	
King Township	3	5	66.7	0	0	NA	3	5	66.7	
Markham	200	354	77.0	216	579	168.1	416	933	124.3	
Newmarket	5	50	∞	11	106	∞	16	156	∞	
Richmond Hill	163	80	-50.9	261	250	-4.2	424	330	-22.2	
Vaughan	142	181	27.5	115	149	29.6	257	330	28.4	
Whitchurch-Stouffville	26	82	∞	0	12	NA	26	94	∞	
Peel Region	464	251	-45.9	713	378	-47.0	1,177	629	-46.6	
Brampton	340	167	-50.9	86	87	1.2	426	254	-40.4	
Caledon	22	7	-68.2	8	2	-75.0	30	9	-70.0	
Mississauga	102	77	-24.5	619	289	-53.3	721	366	-49.2	
Halton Region	265	323	21.9	165	287	73.9	430	610	41.9	
Burlington	86	61	-29.1	67	104	55.2	153	165	7.8	
Halton Hills	54	33	-38.9	12	48	∞	66	81	22.7	
Milton	45	31	-31.1	69	56	-18.8	114	87	-23.7	
Oakville	80	198	147.5	17	79	∞	97	277	185.6	
Durham Region	270	508	88.1	91	345	∞	361	853	136.3	
Ajax	103	176	70.9	10	117	∞	113	293	159.3	
Brock	0	0	NA	0	0	NA	0	0	NA	
Clarington	45	62	37.8	35	0	-100.0	80	62	-22.5	
Oshawa	21	149	∞	0	0	NA	21	149	∞	
Pickering	34	7	-79.4	46	0	-100.0	80	7	-91.3	
Scugog	0	0	NA	0	0	NA	0	0	NA	
Uxbridge	19	4	-78.9	0	0	NA	19	4	-78.9	
Whitby	48	110	129.2	0	228	NA	48	338	∞	
Rest of Toronto CMA	45	54	20.0	6	13	116.7	51	67	31.4	
Bradford West Gwillimbury	21	9	-57.1	4	0	-100.0	25	9	-64.0	
Town of Mono	7	0	-100.0	0	0	NA	7	0	-100.0	
New Tecumseth	6	39	∞	2	13	∞	8	52	∞	
Orangeville	11	6	-45.5	0	0	NA	11	6	-45.5	

Source: CMHC

∞ Change greater than 200 per cent.

Table 3: Average Price (\$) of Completed and Absorbed Single-Detached Dwellings

Market Area	Feb. 05	Feb. 06	% change	YTD 2005	YTD 2006	% change
Toronto CMA	402,608	430,535	6.9	398,674	456,858	14.6
Ajax, Pickering, Uxbridge	336,476	349,094	3.7	338,420	320,691	-5.2
Brampton, Caledon	365,101	384,860	5.4	366,278	390,167	6.5
Toronto	521,441	963,524	84.8	489,863	962,065	96.4
Mississauga	469,333	585,462	24.7	459,436	557,476	21.3
Oakville, Milton, Halton Hills	350,641	404,792	15.4	362,327	498,322	37.5
Richmond Hill	407,068	454,279	11.6	405,986	440,291	8.4
Vaughan	481,871	491,919	2.1	476,981	531,075	11.3
Markham	385,876	449,846	16.6	368,649	432,582	17.3

⁰⁰ Year-over-year change greater than 200 per cent.

Note: NA may appear where CMHC data suppression rules apply

Source: CMHC

Table 4: Completed and Absorbed Single-Detached Units by Price Range

AREA	PRICE RANGES										TOTAL
	\$249,999		\$250-\$299,999		\$300-\$399,999		\$400-\$499,999		\$500,000 +		
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	
Toronto CMA											
February 2006	65	5.4	82	6.8	548	45.7	298	24.9	206	17.2	1,199
February 2005	38	2.5	212	13.9	704	46.2	407	26.7	164	10.8	1,525
YTD 2006	108	4.6	196	8.3	1,029	43.4	584	24.6	455	19.2	2,372
YTD 2005	88	2.9	406	13.2	1,483	48.3	741	24.1	353	11.5	3,071
Ajax, Pickering, Uxbridge											
February 2006	19	18.1	14	13.3	46	43.8	22	21.0	4	3.8	105
February 2005	13	13.0	16	16.0	52	52.0	19	19.0	0	0.0	100
YTD 2006	50	19.1	71	27.1	105	40.1	30	11.5	6	2.3	262
YTD 2005	28	17.8	24	15.3	71	45.2	31	19.7	3	1.9	157
Brampton, Caledon											
February 2006	0	0.0	22	5.9	221	59.2	106	28.4	24	6.4	373
February 2005	9	2.4	58	15.5	209	56.0	74	19.8	23	6.2	373
YTD 2006	0	0.0	30	4.6	403	62.3	160	24.7	54	8.3	647
YTD 2005	9	1.2	123	15.7	459	58.7	136	17.4	55	7.0	782
Toronto											
February 2006	0	0.0	0	0.0	4	7.3	1	1.8	50	90.9	55
February 2005	3	1.6	33	18.1	69	37.9	25	13.7	52	28.6	182
YTD 2006	1	0.7	4	2.7	15	10.1	5	3.4	123	83.1	148
YTD 2005	3	0.8	61	16.6	146	39.8	77	21.0	80	21.8	367
Mississauga											
February 2006	0	0.0	0	0.0	5	14.7	17	50.0	12	35.3	34
February 2005	0	0.0	1	0.9	41	36.6	49	43.8	21	18.8	112
YTD 2006	0	0.0	0	0.0	14	20.6	34	50.0	20	29.4	68
YTD 2005	0	0.0	1	0.5	70	31.5	110	49.5	41	18.5	222
Oakville, Milton, Halton Hills											
February 2006	3	1.3	26	10.9	138	57.7	34	38	38	15.9	239
February 2005	6	3.2	55	29.1	81	42.9	44	23.3	3	1.6	189
YTD 2006	3	0.7	43	10.3	214	51.1	73	17.4	86	20.5	419
YTD 2005	20	5.5	86	23.7	143	39.4	91	25.1	23	6.3	363
Richmond Hill											
February 2006	0	0.0	0	0.0	26	19.8	74	56.5	31	23.7	131
February 2005	0	0.0	3	1.4	119	56.4	72	34.1	17	8.1	211
YTD 2006	0	0.0	0	0.0	90	30.5	164	55.6	41	13.9	295
YTD 2005	0	0.0	3	0.9	215	62.1	91	26.3	37	10.7	346
Vaughan											
February 2006	0	0.0	0	0.0	6	14.0	21	48.8	16	37.2	43
February 2005	0	0.0	0	0.0	8	9.4	51	60.0	26	30.6	85
YTD 2006	0	0.0	0	0.0	6	5.0	57	47.1	58	47.9	121
YTD 2005	0	0.0	0	0.0	40	18.4	111	51.2	66	30.4	217
Markham											
February 2006	0	0.0	1	1.1	52	55.3	18	19.1	23	24.5	94
February 2005	0	0.0	10	6.8	74	50.3	59	40.1	4	2.7	147
YTD 2006	0	0.0	3	1.4	117	54.4	47	21.9	48	22.3	215
YTD 2005	2	0.6	26	7.6	242	70.6	68	19.8	5	1.5	343

Source: CMHC

Table 5A: Resale Housing Activity for Toronto Real Estate Board

		Number of Sales		Sales Price (\$'000)		Number of New Listings		New Listings Price (\$'000)		Sales to New Listings Ratio		Average Price (\$'000)		Average Price (\$'000)	
		2005	Y.Y.	2005	% Chg.	2005	% Chg.	2005	% Chg.	2005	% Chg.	2005	% Chg.	2005	% Chg.
2005	January	4,154	-2.4	80,000		10,856		149,600		53.5		323,220		9.2	345,863
	February	6,172	1.8	81,100		11,679		145,200		55.9		334,254		7.8	333,625
	March	7,904	-12.9	82,900		14,583		140,500		59.0		330,545		7.6	312,758
	April	8,834	-3.6	85,500		16,161		155,700		54.9		342,032		6.5	324,389
	May	9,209	0.2	86,300		16,443		155,800		55.4		346,474		6.4	343,625
	June	9,153	-1.2	87,500		14,576		151,400		57.8		345,065		9.0	334,506
	July	7,373	0.8	85,800		11,954		153,600		55.9		325,985		4.3	334,119
	August	7,473	10.8	90,800		12,681		157,000		57.8		323,354		6.3	333,884
	September	7,326	11.2	89,300		14,798		155,800		57.3		338,267		5.4	337,513
	October	7,174	7.8	85,700		12,516		156,700		54.7		342,450		5.6	358,456
	November	6,646	5.5	88,400		10,172		154,900		57.1		341,177		7.0	336,470
	December	4,254	0.5	84,700		4,933		140,000		60.5		326,689		3.5	338,713
2006	January	4,586	10.4	89,100		12,092		161,700		55.1		332,670		2.9	348,371
	February	6,756	9.5	90,100		12,869		160,900		56.0		353,928		5.9	351,345
	March														
	April														
	May														
	June														
	July														
	August														
	September														
	October														
	November														
	December														
Q4 2004		17,189	-0.5	82,680		26,860		145,592		56.8		320,187		7.1	327,797
Q4 2005		18,074	5.1	86,280		27,621		150,564		57.3		338,272		5.6	344,483
YTD 2005		10,326	0.1			22,535						329,815		8.4	
YTD 2006		11,342	9.8			24,961						345,333		4.7	

Annual		Annual		Annual		Annual		Annual	
Year	Sales	% Chg.	Price (\$'000)	% Chg.	New Listings	% Chg.	Sales to New Listings Ratio	% Chg.	Avg Price (\$'000)
1996	58,283	20.7			94,157	-4.9			196,476
1997	58,841	1.0			88,894	-5.6			210,453
1998	55,360	-5.9			85,709	-3.6			216,795
1999	58,957	6.5			84,285	-1.7			228,372
2000	58,349	-1.0			89,463	6.1			243,249
2001	67,612	15.9			101,800	13.8			251,508
2002	74,759	10.6			109,819	7.9			275,887
2003	79,366	6.2			132,819	20.9			293,308
2004	84,854	6.9			145,023	9.2			315,266
2005	85,672	1.0			151,352	4.4			336,176

Source: Canadian Real Estate Association

Table 5B: Average Price (\$) of Resale Single-Detached Dwellings

Area	Feb 05	Feb 06	% Change	YTD 2005	YTD 2006	% Change
Toronto CMA	439,052	468,576	6.7	433,390	454,597	4.9
Ajax, Pickering, Uxbridge	429,330	329,727	-23.2	384,179	336,386	-12.4
Brampton, Caledon	323,463	362,380	12.0	324,005	355,094	9.6
Toronto	502,253	553,984	10.3	497,434	528,498	6.2
Mississauga	431,438	456,686	5.9	426,633	453,562	6.3
Oakville, Milton, Halton Hills	461,296	447,778	-2.9	447,235	439,020	-1.8
Richmond Hill	483,216	506,276	4.8	480,333	495,847	3.2
Vaughan	450,395	499,149	10.8	460,284	473,230	2.8
Markham	442,109	475,838	7.6	435,844	478,319	9.7

** Year-over-year change greater than 200 per cent.

Source: CMHC

Table 6: Economic Indicators

	Interest and Exchange Rates				Major Rates, Indices		Toronto CMA Labour Market			
	P&I Ratio	Mortgage Rate	Exch. Rate	Dollars	Toronto CMA	Employment	Unemployment	Rate		
	\$/\$	%	\$/\$	%	%	SA	SA	%		
2005	January	642.78	4.8	6.1	0.806	1.0	5.2	2706.9	0.0	7.5
	February	642.78	4.8	6.1	0.811	1.4	4.9	2698.9	-0.3	7.6
	March	654.74	5.1	6.3	0.827	1.9	5.3	2707.3	0.3	7.5
	April	642.78	4.9	6.1	0.795	1.9	4.8	2714.2	0.3	7.6
	May	636.84	4.9	6.0	0.797	1.3	4.0	2739.0	0.9	7.4
	June	622.08	4.8	5.7	0.816	1.6	4.4	2754.8	0.6	7.3
	July	627.97	4.9	5.8	0.817	1.7	4.2	2770.9	0.6	7.3
	August	627.97	5.0	5.8	0.842	2.4	4.0	2777.8	0.2	7.0
	September	627.97	5.0	5.8	0.860	2.7	4.3	2786.3	0.3	6.8
	October	639.81	5.3	6.0	0.847	2.3	4.6	2804.9	0.7	6.5
	November	648.75	5.6	6.2	0.857	1.9	4.3	2809.8	0.2	6.4
	December	657.75	5.8	6.3	0.860	2.1	4.0	2804.9	-0.2	6.3
2006	January	657.75	5.8	6.3	0.878	2.8	4.6	2789.3	-0.6	6.5
	February	666.80	5.9	6.5	0.880			2778.5	-0.4	6.7
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

* Principal and Interest Payment assumes a five year mortgage rate and 25 year amortization period.

** Seasonally Adjusted

*** New Housing Price Index

Source: CMHC, Statistics Canada Labour Force Survey

Definitions

1. **Starts:** refers to units where construction has advanced to a stage where full (100%) footings are in place. For multiple dwellings (semi-detached, row housing and apartments) the definition of a start applies to the structure or block of row units rather than to the project as a whole.
2. **Under Construction:** those units which have been started but which are not complete.
3. **Completions - Single-detached/semi-detached units:** this generally is the stage at which all proposed construction work is complete. A unit may be completed at the 90% stage where the remaining work is largely cosmetic. **Row housing/ Apartments completions** means that 90% or more of the dwelling units within a block of row units or an apartment structure are completed and ready for occupancy.
4. **Completed and Not Absorbed:** all completed units of new construction (excluding model homes not available for sale) which have never been sold or leased.
5. **Absorptions:** the number of completed units (excluding model homes) that have been sold or leased.
6. **Seasonally Adjusted (SA):** Actual monthly (or quarterly) figures adjusted to remove normal seasonal variation.
7. **Seasonally Adjust Annual Rates (SAAR):** Seasonally adjusted monthly figures multiplied by 12 (or quarterly figures multiplied by 4) to reflect annualized levels of activity.
8. Definitions for **CMA, NHPI, CPI**, and Inflation Rate can be found in the Statistics Canada website - <http://www.statcan.ca>

Your Guide to Renting a Home – CMHC's new, online guide for tenants, landlords, and property managers

CMHC is breaking new ground with the introduction of "Your Guide to Renting a Home". A comprehensive rental guide, developed by the Research and Information Transfer team, this free, online tool launched this spring. It will help the estimated four million Canadian households in rental accommodation, as well as landlords and property managers, to find plain language information on tenant and landlord rights and rental practices across the country.

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2005 Ontario Retirement Homes Report

Do you want to learn more about the dynamic private retirement home market in Ontario? The 2005 Retirement Homes Report has detailed Ontario-wide survey findings by market area covering vacancy rates & per diems by bed type, capture rates, new supply, vacancy rates by rent range for private beds & rent distributions.

For more information on the content of this report, please contact:
Ken Sumnall, Manager, Housing Market Surveys (519) 873-2410 or by email: ksumnall@cmhc.ca

To order this report, please contact:
Norma Trivino at 1-800-493-0059 or by email: ntrivino@cmhc.ca

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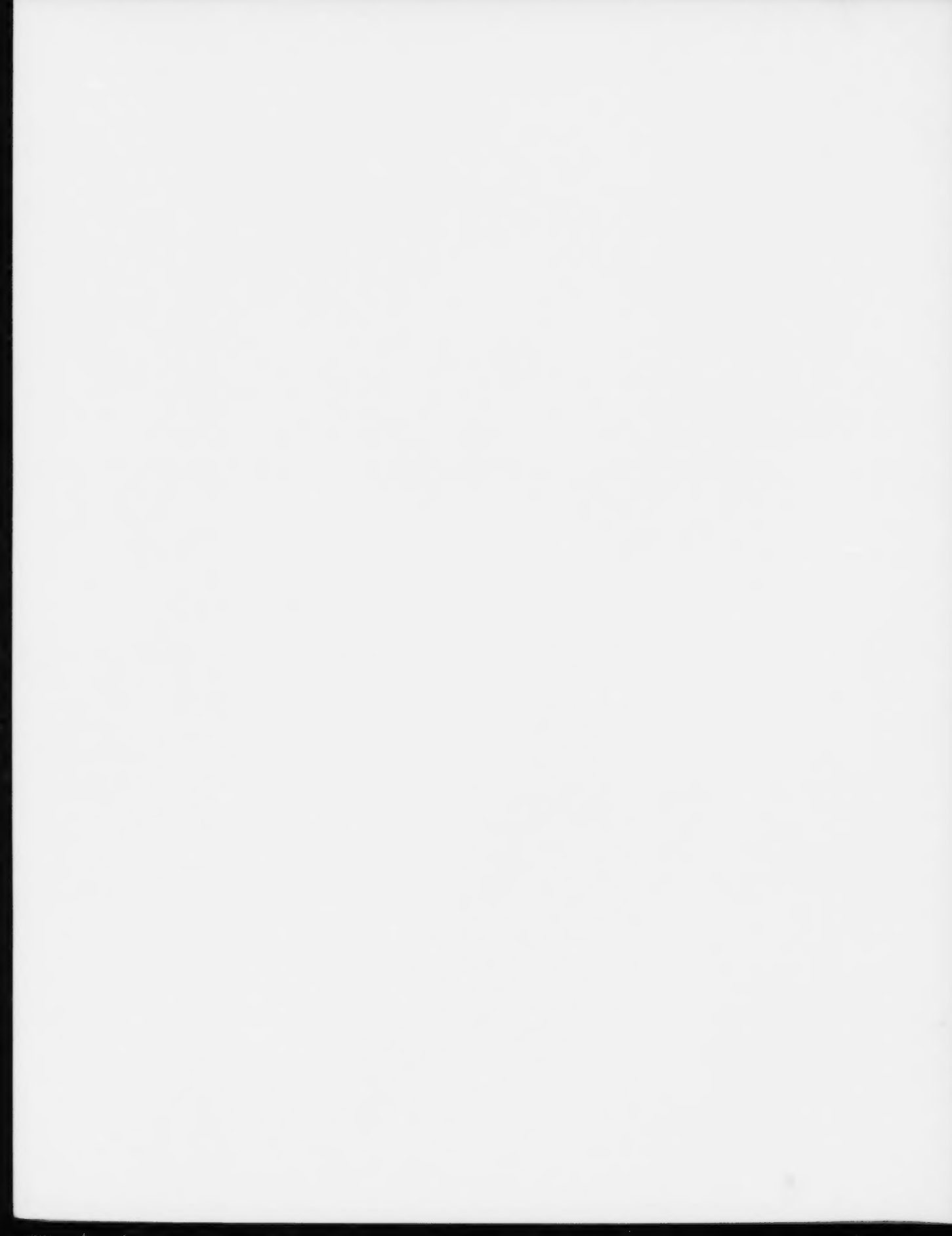
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New Home Market

Strong Condominium Apartment Starts

The seasonally-adjusted annual rate of total housing starts in the Toronto Census Metropolitan Area (CMA) increased to 40,500 in March from 28,300 in February. Surging condominium apartment starts were the driver and accounted for over half of total new construction during the month.

Robust results in March capped off a strong first quarter of new home construction. Total starts were up over five per cent compared to the first three months of 2005. Steady growth in the regional economy and very low mortgage rates have kept consumers upbeat about home ownership. Pre-construction home

sales have been very respectable over the past two years, including record-breaking condominium apartment sales in 2005. These pre-sales converted into strong starts in the first quarter.

Multiple-family starts (i.e. condominium apartments, town houses and semi-detached homes) were the driver, with seven per cent annual growth compared to less than three per cent for single-detached homes.

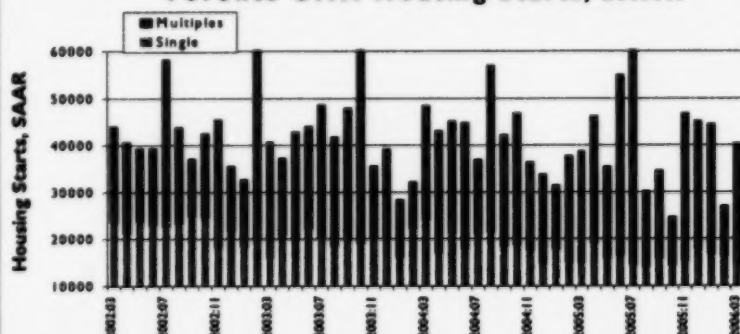
Price has been a major factor influencing the shift to multiple-family home types. Strong demand for ownership housing has kept average

Date released: April 2006

IN THIS ISSUE

- 1 **Housing starts**
Strong Condominium Apartment Starts
- 2 **Demand Factors**
- 2 **Resale activity**
Record First Quarter
- 3 **Statistical Tables**
New home data tables
Resale data tables
Economic indicators
- 10 **Definitions**

Toronto CMA Housing Starts, SAAR



Source: CMHC

CMHC Market Analysis Centre - Toronto

Jason Mercer

Tel: (416) 218-3410

jmercer@cmhc-schl.gc.ca

home prices rising above inflation for nine years. High home prices, especially for single-detached and semi-detached houses, have prompted some home buyers to purchase less-expensive condominium apartment or town house types.

Condominium apartment Construction remained concentrated in the City of Toronto and City of Mississauga. Town house construction was more widely spread throughout the metropolitan area, and included in-fill development and components of larger suburban developments.

Canada



Demand Factors

Strong demand for home ownership in the first quarter was driven by steady employment and real wage growth coupled with very low mortgage rates. Consumers remain confident in their ability to purchase and pay for a home over the long term.

Labour market conditions have been very tight over the past year. The unemployment rate dropped to levels not seen since 2001. Average earnings have risen at a rate above inflation as employer demand for workers has increased.

Short and long-term rates edged upward over the last three quarters, as the Bank of Canada began increasing its overnight lending rate with the goal of keeping inflation in check. While monetary tightening has resulted in rising mortgage rates, they still remain near 50-year lows and very accommodative for home buyers.

Resale Market

Record First Quarter

Positive demand factors pushed sales of existing homes to a new record in the first quarter. Total sales increased

10 per cent year-over-year to 20,049, which represents a seasonally-adjusted annual rate of over 89,000.

Compared to the first three months of 2005, growth in new listings only slightly out-stripped growth in sales during the first quarter. As a result, the sales-to-new-listings ratio remained above 55 per cent, which is the threshold between a seller's and balanced market.

The average resale price continued to grow at a rate of more than double inflation in response to tight market conditions. The average price of a home in the first quarter was \$347,000, representing a five per cent increase over the first three months of 2005.

The price of a single-detached home rose by six per cent, in comparison to the first quarter of 2005, to almost \$448,000. Rising single-detached home prices have had a similar effect to that experienced in the new home market. Many buyers have turned to less expensive home types. Seller's market conditions are being experienced for semi-detached and town (row) houses throughout the metropolitan area and for condominium apartments in Central Toronto.

High average home prices and the resulting shift toward less-expensive housing types has raised concerns about the ability of the average household to comfortably purchase and pay for a home in Toronto. When addressing this issue, it is important to consider not only price levels, but also the level of owners' monthly payments in relation to past cycles.

Price increases above inflation have largely been tempered by very low mortgage rates. In inflation-adjusted terms the average monthly principal and interest payment is approximately half of what was experienced at the peak of the previous housing price cycle in 1989. Low payment levels have played a key role in sustaining demand for home ownership at historic highs.

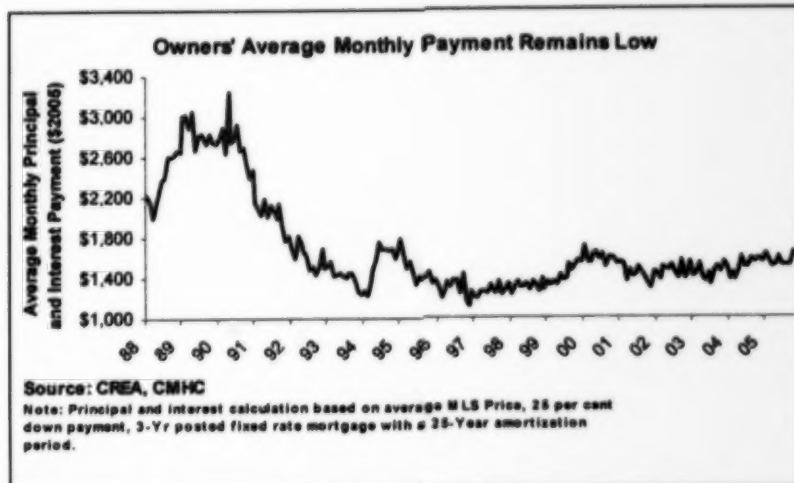


Table 1: Housing Activity Summary for Toronto CMA

	OWNERSHIP					RENTAL		
STARTS								
March 2006	828	138	243	172	1,710	0	0	3,091
March 2005	900	116	206	152	1,173	41	353	2,941
% Change	-8.0	19.0	18.0	13.1	46.3	-100.0	-100.0	5.1
Year-to-date 2006	2,625	566	794	558	2,440	0	307	7,290
Year-to-date 2005	2,553	570	852	405	2,018	81	439	6,918
% Change	2.8	-0.7	-6.8	37.8	20.9	-100.0	-30.1	5.4
Q1 2006	2,625	566	794	558	2,440	0	307	7,290
Q1 2005	2,553	570	852	405	2,018	81	439	6,918
% Change	2.8	-0.7	-6.8	37.8	20.9	-100.0	-30.1	5.4
UNDER CONSTRUCTION								
March 2006	9,076	1,765	2,921	1,691	23,477	14	1,638	40,582
March 2005	8,986	1,744	2,727	1,050	21,398	132	1,488	37,525
COMPLETIONS								
March 2006	1,154	230	303	191	529	0	772	3,179
March 2005	1,518	372	317	62	3,038	0	136	5,443
% Change	-24.0	-38.2	-4.4	228.1	-82.4	NA	-44.9	-41.6
Year-to-date 2006	3,433	686	919	382	4,240	24	804	10,488
Year-to-date 2005	4,595	816	1,155	199	4,171	6	435	11,377
% Change	-25.3	-15.9	-20.4	92.0	1.7	NA	84.8	-7.8
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COMPLETE & NOT ABSORBED								
March 2006	236	84	139	30	525	23	689	1,642
March 2005	551	144	117	21	1,291	6	502	2,632
ABSORPTIONS								
March 2006	1,197	242	310	198	553	2	262	2,764
March 2005	1,571	378	355	96	2,707	0	0	5,107
% Change	-23.8	-36.0	-12.7	106.3	-79.4	NA	NA	-46.3
Year-to-date 2006	3,569	707	929	366	4,240	2	591	10,404
Year-to-date 2005	4,642	799	1,222	245	3,695	11	118	10,732
% Change	-23.1	-11.5	-24.0	49.4	14.7	-81.8	400.0	-1.1
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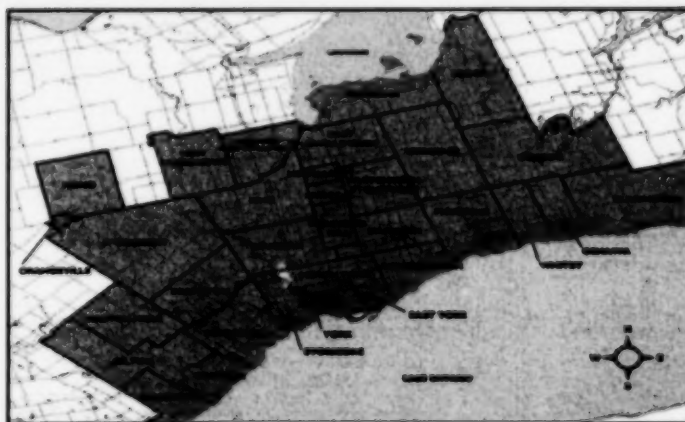


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	OWNERSHIP					RENTAL		GRAND TOTAL
	FREEHOLD		CONDOMINIUM					
	SINGLE	SEMI	ROW	ROW	APT	ROW	APT	
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March 2006	828	138	243	172	1,710	0	0	3,091
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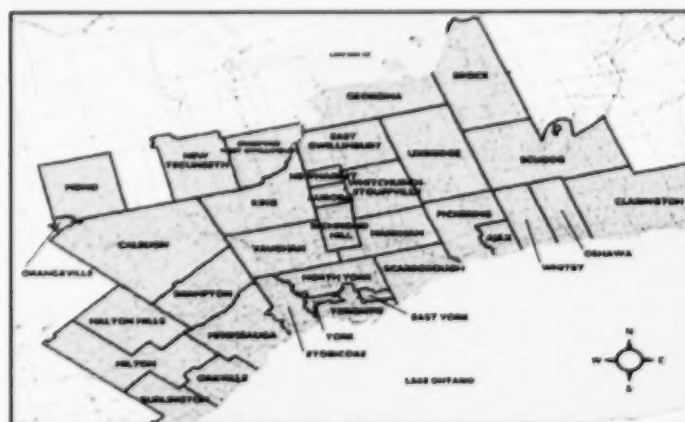


Table 2A: Starts by Area and by Intended Market - Current Month

Sub Market Area	SINGLES			MULTIPLES			TOTAL		
	Mar 05	Mar 06	change	Mar 05	Mar 06	change	Mar 05	Mar 06	change
Greater Toronto Area	1,039	982	-5.5	2,064	2,324	12.6	3,103	3,306	6.5
Toronto City	87	61	-29.9	1,328	607	-54.3	1,415	668	-52.8
Toronto	2	4	100.0	428	238	-44.4	430	242	-43.7
East York	2	4	100.0	0	0	NA	2	4	100.0
Etobicoke	3	6	100.0	131	30	-77.1	134	36	-73.1
North York	17	21	23.5	538	242	-55.0	555	263	-52.6
Scarborough	61	26	-57.4	27	97	**	88	123	39.8
York	2	0	-100.0	204	0	-100.0	206	0	-100.0
York Region	284	261	-8.1	407	394	-3.2	691	655	-5.2
Aurora	8	0	-100.0	0	0	NA	8	0	-100.0
East Gwillimbury	2	0	-100.0	0	0	NA	2	0	-100.0
Georgina Township	2	20	**	0	2	NA	2	22	**
King Township	0	2	NA	0	0	NA	0	2	NA
Markham	175	103	-41.1	127	78	-38.6	302	181	-40.1
Newmarket	0	18	NA	4	26	**	4	44	**
Richmond Hill	67	50	-25.4	0	221	NA	67	271	**
Vaughan	18	40	122.2	276	41	-85.1	294	81	-72.4
Whitchurch-Stouffville	12	28	133.3	0	26	NA	12	54	**
Peel Region	287	86	-70.0	241	1,026	**	528	1,112	110.6
Brampton	253	70	-72.3	46	43	-6.5	299	113	-62.2
Caledon	3	1	-66.7	15	0	-100.0	18	1	-94.4
Mississauga	31	15	-51.6	180	983	**	211	998	**
Halton Region	190	118	-37.9	73	217	197.3	263	335	27.4
Burlington	66	24	-63.6	8	45	**	74	69	-6.8
Halton Hills	5	0	-100.0	0	10	NA	5	10	100.0
Milton	12	44	**	2	2	0.0	14	46	**
Oakville	107	50	-53.3	63	160	154.0	170	210	23.5
Durham Region	191	456	138.7	15	80	**	206	536	160.2
Ajax	90	280	**	0	64	NA	90	344	**
Brock	0	0	NA	0	0	NA	0	0	NA
Clarington	30	24	-20.0	11	6	-45.5	41	30	-26.8
Oshawa	35	33	-5.7	0	0	NA	35	33	-5.7
Pickering	4	3	-25.0	0	0	NA	4	3	-25.0
Scugog	14	0	-100.0	0	0	NA	14	0	-100.0
Uxbridge	5	20	**	0	0	NA	5	20	**
Whitby	13	96	**	4	10	150.0	17	106	**
Rest of Toronto CMA	19	23	21.1	0	0	NA	19	23	21.1
Bradford West Gwillimbury	0	1	NA	0	0	NA	0	1	NA
Town of Mono	10	6	-40.0	0	0	NA	10	6	-40.0
New Tecumseth	6	15	150.0	0	0	NA	6	15	150.0
Orangeville	3	1	-66.7	0	0	NA	3	1	-66.7

Source: CMHC

**Change greater than 200 per cent.

Table 2B: Starts by Area and by Intended Market- Year-to-Date

Sub-Market Area	SINGLES			MULTIFAMILIES			TOTAL		
	YTD 2005	YTD 2006	% Change	YTD 2005	YTD 2006	% Change	YTD 2005	YTD 2006	% Change
Greater Toronto Area	2,847	3,107	9.1	4,484	5,045	12.5	7,331	8,152	11.2
Toronto City	323	300	-7.1	2,149	1,220	-43.2	2,472	1,520	-38.5
Toronto	12	18	50.0	673	515	-23.5	685	533	-22.2
East York	3	7	133.3	0	0	NA	3	7	133.3
Etobicoke	5	12	140.0	179	310	73.2	184	322	75.0
North York	76	53	-30.3	1,033	250	-75.8	1,109	303	-72.7
Scarborough	224	207	-7.6	60	145	141.7	284	352	23.9
York	3	3	0.0	204	0	-100.0	207	3	-98.6
York Region	857	1,065	24.3	1,037	1,492	43.9	1,894	2,557	35.0
Aurora	17	4	-76.5	0	0	NA	17	4	-76.5
East Gwillimbury	7	0	-100.0	27	0	-100.0	34	0	-100.0
Georgina Township	22	68	**	0	4	NA	22	72	**
King Township	3	7	133.3	0	0	NA	3	7	133.3
Markham	375	457	21.9	343	657	91.5	718	1,114	55.2
Newmarket	5	68	**	15	132	**	20	200	**
Richmond Hill	230	130	-43.5	261	471	80.5	491	601	22.4
Vaughan	160	221	38.1	391	190	-51.4	551	411	-25.4
Whitchurch-Stouffville	38	110	189.5	0	38	NA	38	148	**
Peel Region	751	337	-55.1	954	1,404	47.2	1,705	1,741	2.1
Brampton	593	237	-60.0	132	130	-1.5	725	367	-49.4
Caledon	25	8	-68.0	23	2	-91.3	48	10	-79.2
Mississauga	133	92	-30.8	799	1,272	59.2	932	1,364	46.4
Halton Region	455	441	-3.1	238	504	111.8	693	945	36.4
Burlington	152	85	-44.1	75	149	98.7	227	234	3.1
Halton Hills	59	33	-44.1	12	58	**	71	91	28.2
Milton	57	75	31.6	71	58	-18.3	128	133	3.9
Oakville	187	248	32.6	80	239	198.8	267	487	82.4
Durham Region	461	964	109.1	106	425	**	567	1,389	145.0
Ajax	193	456	136.3	10	181	**	203	637	**
Brock	0	0	NA	0	0	NA	0	0	NA
Clarington	75	86	14.7	46	6	-87.0	121	92	-24.0
Oshawa	56	182	**	0	0	NA	56	182	**
Pickering	38	10	-73.7	46	0	-100.0	84	10	-88.1
Scugog	14	0	-100.0	0	0	NA	14	0	-100.0
Uxbridge	24	24	0.0	0	0	NA	24	24	0.0
Whitby	61	206	**	4	238	**	65	444	**
Rest of Toronto CMA	64	77	20.3	6	13	116.7	70	90	28.6
Bradford West Gwillimbury	21	10	-52.4	4	0	-100.0	25	10	-60.0
Town of Mono	17	6	-64.7	0	0	NA	17	6	-64.7
New Tecumseth	12	54	**	2	13	**	14	67	**
Orangeville	14	7	-50.0	0	0	NA	14	7	-50.0

Source: CMHC

**Change greater than 200 per cent.

Table 3: Average Price (\$) of Completed and Absorbed Single-Detached Dwellings

Sth Market Area	Mar 05	Mar 06	% Change	YTD 2005	YTD 2006	% Change
Toronto CMA	426,185	440,251	3.3	407,984	451,288	10.6
Ajax, Pickering, Uxbridge	294,195	372,050	26.5	310,649	334,252	7.6
Brampton, Caledon	377,180	375,669	-0.4	369,500	385,430	4.3
Toronto	597,692	780,896	30.7	529,462	901,676	70.3
Mississauga	487,250	479,154	-1.7	466,804	527,135	12.9
Oakville, Milton, Halton Hills	536,314	452,654	-15.6	421,899	486,224	15.2
Richmond Hill	410,874	456,955	11.2	407,074	445,496	9.4
Vaughan	482,846	508,486	5.3	478,632	523,260	9.3
Markham	402,014	452,365	12.5	378,753	439,744	16.1

** Year-over-year change greater than 200 per cent.

Note: NA may appear where CMHC data suppression rules apply

Source: CMHC

Table 4: Completed and Absorbed Single-Detached Units by Price Range

AREA	\$149,999		\$150-\$199,999		\$200-\$299,999		\$300-\$399,999		\$400-\$499,999		TOTAL
	Units	\$/sq.ft.	Units	\$/sq.ft.	Units	\$/sq.ft.	Units	\$/sq.ft.	Units	\$/sq.ft.	
Toronto CMA											
March 2006	48	4.0	70	5.8	519	43.4	374	31.2	186	15.5	1,197
March 2005	139	8.8	201	12.8	640	40.7	357	22.7	234	14.9	1,571
YTD 2006	156	4.4	266	7.5	1,548	43.4	958	26.8	641	18.0	3,569
YTD 2005	227	4.9	607	13.1	2,123	45.7	1,098	23.7	587	12.6	4,642
Ajax, Pickering, Uxbridge											
March 2006	11	11.7	15	16.0	48	51.1	17	18.1	3	3.2	94
March 2005	101	38.1	51	19.2	96	36.2	13	4.9	4	1.5	265
YTD 2006	61	17.1	86	24.2	153	43.0	47	13.2	9	2.5	356
YTD 2005	129	30.6	75	17.8	167	39.6	44	10.4	7	1.7	422
Brampton, Caledon											
March 2006	2	0.6	21	6.7	232	73.9	45	14.3	14	4.5	314
March 2005	2	0.6	47	14.3	167	50.9	80	24.4	32	9.8	328
YTD 2006	2	0.2	51	5.3	635	66.1	205	21.3	68	7.1	961
YTD 2005	11	1.0	170	15.3	626	56.4	216	19.5	87	7.8	1,110
Toronto											
March 2006	0	0.0	0	0.0	32	43.2	4	5.4	38	51.4	74
March 2005	7	3.3	32	15.0	70	32.9	16	7.5	88	41.3	213
YTD 2006	1	0.5	4	1.8	47	21.2	9	4.1	161	72.5	222
YTD 2005	10	1.7	93	16.0	216	37.2	93	16.0	168	29.0	580
Mississauga											
March 2006	0	0.0	0	0.0	3	7.0	33	76.7	7	16.3	43
March 2005	0	0.0	0	0.0	10	12.5	43	53.8	27	33.8	80
YTD 2006	0	0.0	0	0.0	17	15.3	67	60.4	27	24.3	111
YTD 2005	0	0.0	1	0.3	80	26.5	153	50.7	68	22.5	302
Oakville, Milton, Halton Hills											
March 2006	0	0.0	4	2.6	74	49.0	49	24	24	15.9	151
March 2005	3	1.6	33	17.5	67	35.4	59	31.2	27	14.3	189
YTD 2006	3	0.5	47	8.2	288	50.5	122	21.4	110	19.3	570
YTD 2005	23	4.2	119	21.6	210	38.0	150	27.2	50	9.1	552
Richmond Hill											
March 2006	0	0.0	0	0.0	23	17.2	84	62.7	27	20.1	134
March 2005	0	0.0	0	0.0	64	64.6	26	26.3	9	9.1	99
YTD 2006	0	0.0	0	0.0	113	26.3	248	57.8	68	15.9	429
YTD 2005	0	0.0	3	0.7	279	62.7	117	26.3	46	10.3	445
Vaughan											
March 2006	0	0.0	0	0.0	5	7.8	30	46.9	29	45.3	64
March 2005	0	0.0	0	0.0	15	17.6	48	56.5	22	25.9	85
YTD 2006	0	0.0	0	0.0	11	5.9	87	47.0	87	47.0	185
YTD 2005	0	0.0	0	0.0	55	18.2	159	52.6	88	29.1	302
Markham											
March 2006	1	0.8	0	0.0	49	40.2	48	39.3	24	19.7	122
March 2005	0	0.0	1	0.7	88	59.1	50	33.6	10	6.7	149
YTD 2006	1	0.3	3	0.9	166	49.3	95	28.2	72	21.4	337
YTD 2005	2	0.4	27	5.5	330	67.1	118	24.0	15	3.0	492

Source: CMHC

YTD 2005	18,230	-6.0	37,118	330,132	8.0
YTD 2006	20,049	10.0	41,418	348,721	5.6

2005	85,672	1.0	151,352	44	336,176	66
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Source: Canadian Real Estate Association

Table 5B: Average Price (\$) of Resale Single-Detached Dwellings

Area	1 Mar '05	Mar '06	Change	2005 Avg	2006 Avg	% Change
Toronto CMA	407,899	438,812	7.6	422,555	447,789	6.0
Ajax, Pickering, Uxbridge	305,628	320,648	4.9	350,757	330,026	-5.9
Brampton, Caledon	327,219	350,924	7.2	325,372	353,283	8.6
Toronto	450,127	474,600	5.4	476,930	504,976	5.9
Mississauga	400,921	428,003	6.8	415,339	442,199	6.5
Oakville, Milton, Halton Hills	404,671	484,905	19.8	430,188	458,010	6.5
Richmond Hill	491,553	513,783	4.5	484,962	503,983	3.9
Vaughan	454,871	478,664	5.2	457,905	475,573	3.9
Markham	408,535	450,126	10.2	423,945	465,010	9.7

** Year-over-year change greater than 200 per cent.

Source: CMHC

Table 6: Economic Indicators

		Interest and Exchange Rates				Inflation Rate (%) - CPI - All Urban		Toronto CMA Labour Market		
		P&I Per \$100,000	Mortgage Rate (%)		Exch. Rate (\$US/\$Can)	Ontario 1996=100	Toronto CMA 1996=100	Unemployment Rate (%)	Avg. Wage (\$/hr)	Avg. Hourly Earnings (\$/hr)
			1 Yr. Term	5 Yr. Term						
2005	January	642.78	4.8	6.1	0.806	1.0	5.2	2706.9	0.0	7.5
	February	642.78	4.8	6.1	0.811	1.4	4.9	2698.9	-0.3	7.6
	March	654.74	5.1	6.3	0.827	1.9	5.3	2707.3	0.3	7.5
	April	642.78	4.9	6.1	0.795	1.9	4.8	2714.2	0.3	7.6
	May	636.84	4.9	6.0	0.797	1.3	4.0	2739.0	0.9	7.4
	June	622.08	4.8	5.7	0.816	1.6	4.4	2754.8	0.6	7.3
	July	627.97	4.9	5.8	0.817	1.7	4.2	2770.9	0.6	7.3
	August	627.97	5.0	5.8	0.842	2.4	4.0	2777.8	0.2	7.0
	September	627.97	5.0	5.8	0.860	2.7	4.3	2786.3	0.3	6.8
	October	639.81	5.3	6.0	0.847	2.3	4.6	2804.9	0.7	6.5
	November	648.75	5.6	6.2	0.857	1.9	4.3	2809.8	0.2	6.4
	December	657.75	5.8	6.3	0.860	2.1	4.0	2804.9	-0.2	6.3
2006	January	657.75	5.8	6.3	0.878	2.8	4.6	2789.3	-0.6	6.5
	February	657.75	5.9	6.5	0.880	2.0	4.6	2778.5	-0.4	6.7
	March	666.80	6.1	6.5	0.856	2.0		2779.7	0.0	6.7
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

* Principal and Interest Payment assumes a five year mortgage rate and 25 year amortization period.

** Seasonally Adjusted

*** New Housing Price Index

Source: CMHC, Statistics Canada Labour Force Survey

Definitions

1. Starts: refers to units where construction has advanced to a stage where full (100%) footings are in place. For multiple dwellings (semi-detached, row housing and apartments) the definition of a start applies to the structure or block of row units rather than to the project as a whole.

2. Under Construction: those units which have been started but which are not complete.

3. Completions - Single-detached/semi-detached units: this generally is the stage at which all proposed construction work is complete. A unit may be completed at the 90% stage where the remaining work is largely cosmetic. **Row housing/ Apartment:** completions means that 90% or more of the dwelling units within a block of row units or an apartment structure are completed and ready for occupancy

4. Completed and Not Absorbed: all completed units of new construction (excluding model homes not available for sale) which have never been sold or leased.

5. Absorptions: the number of completed units (excluding model homes) that have been sold or leased.

6. Seasonally Adjusted (SA): Actual monthly (or quarterly) figures adjusted to remove normal seasonal variation.

7. Seasonally Adjust Annual Rates (SAAR): Seasonally adjusted monthly figures multiplied by 12 (or quarterly figures multiplied by 4) to reflect annualized levels of activity..

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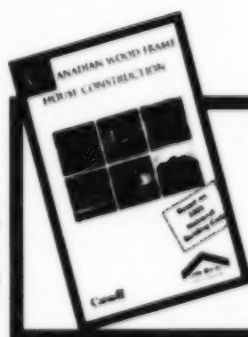
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Table 1: Housing Activity Summary for Toronto CMA

	OWNERSHIP					RENTAL		GRAND TOTAL
	FREEHOLD		CONDOMINIUM			ROW	APT	
	SINGLE	SEMI	ROW	ROW	APT			
STARTS								
April 2006	1,061	314	226	192	1,446	8	0	3,247
April 2005	1,855	470	369	38	1,356	0	360	4,448
% Change	-42.8	-33.2	-38.8	-	6.6	NA	-100.0	-27.0
Year-to-date 2006	3,686	880	1,020	750	3,886	8	307	10,537
Year-to-date 2005	4,408	1,040	1,221	443	3,374	81	799	11,366
% Change	-16.4	-15.4	-16.5	69.3	15.2	-90.1	-61.6	-7.3
Q1 2006	2,625	566	794	558	2,440	0	307	7,290
Q1 2005	2,553	570	852	405	2,018	81	439	6,918
% Change	2.8	-0.7	6.8	37.8	20.9	-100.0	-30.1	5.4
UNDER CONSTRUCTION								
April 2006	8,935	1,905	2,918	1,813	23,869	22	1,638	41,100
April 2005	9,491	1,916	2,773	1,036	22,754	132	1,848	39,950
COMPLETIONS								
April 2006	1,202	174	229	70	1,060	0	0	2,735
April 2005	1,347	304	336	39	0	0	0	2,026
% Change	-10.8	-42.8	-31.8	79.5	NA	NA	NA	35.0
Year-to-date 2006	4,635	860	1,148	452	5,300	24	804	13,223
Year-to-date 2005	5,942	1,120	1,491	238	4,171	6	435	13,403
% Change	-22.0	-23.2	-23.0	89.9	27.1	-	84.8	-1.3
Q1 2006	3,433	686	919	382	4,240	24	804	10,488
Q1 2005	4,595	816	1,155	199	4,171	6	435	11,377
% Change	-25.3	-15.9	-20.4	82.0	1.7	-	84.8	-7.8
COMPLETE & NOT ABSORBED								
April 2006	270	92	132	18	543	17	573	1,645
April 2005	532	97	123	34	1,001	6	437	2,230
ABSORPTIONS								
April 2006	1,166	164	236	82	1,042	6	116	2,812
April 2005	1,368	347	330	26	290	0	65	2,426
% Change	-14.8	-52.7	-28.5	-	-	NA	78.5	15.9
Year-to-date 2006	4,735	871	1,165	448	5,282	8	707	13,216
Year-to-date 2005	6,010	1,146	1,552	271	3,985	11	183	13,158
% Change	-21.2	-24.0	-24.9	65.3	32.5	-27.3	-	0.4
Q1 2006	3,569	707	929	366	4,240	2	591	10,404
Q1 2005	4,642	799	1,222	245	3,695	11	118	10,732
% Change	-23.1	-11.5	-24.0	49.4	14.7	-81.8	-	-3.1

*Includes all market types

** Year-over-year change greater than 200 per cent.

Source: CMHC



Table 2A: Starts by Area and by Intended Market - Current Month

Sub Market Area	SINGLES			MULTIFAMILIES			TOTAL		
	Starts	Change %	Change	Starts	Change %	Change	Starts	Change %	Change
Greater Toronto Area	2,102	1,205	-42.7	2,655	2,367	-10.8	4,757	3,572	-24.9
Toronto City	125	128	2.4	1,364	1,263	-7.4	1,489	1,391	-6.6
Toronto	10	4	-60.0	614	45	-92.7	624	49	-92.1
East York	0	0	NA	0	0	NA	0	0	NA
Etobicoke	7	15	114.3	485	27	-94.4	492	42	-91.5
North York	58	77	32.8	22	771	**	80	848	**
Scarborough	49	32	-34.7	239	267	11.7	288	299	3.8
York	1	0	-100.0	4	153	**	5	153	**
York Region	368	379	3.0	356	628	76.4	724	1,007	39.1
Aurora	6	39	**	0	35	NA	6	74	**
East Gwillimbury	5	4	-20.0	0	0	NA	5	4	-20.0
Georgina Township	24	29	20.8	0	0	NA	24	29	20.8
King Township	0	3	NA	0	0	NA	0	3	NA
Markham	123	108	-12.2	140	447	**	263	555	111.0
Newmarket	2	35	**	8	45	**	10	80	**
Richmond Hill	143	65	-54.5	123	16	-87.0	266	81	-69.5
Vaughan	60	55	-8.3	85	85	0.0	145	140	-3.4
Whitchurch-Stouffville	5	41	**	0	0	NA	5	41	**
Peel Region	499	278	-44.3	556	156	-71.9	1,055	434	-58.9
Brampton	446	193	-56.7	497	98	-80.3	943	291	-69.1
Caledon	8	3	-62.5	2	4	100.0	10	7	-30.0
Mississauga	45	82	82.2	57	54	-5.3	102	136	33.3
Halton Region	679	117	-82.8	236	157	-33.5	915	274	-70.1
Burlington	35	21	-40.0	36	68	88.9	71	89	25.4
Halton Hills	202	5	-97.5	8	0	-100.0	210	5	-97.6
Milton	323	12	-96.3	163	55	-66.3	486	67	-86.2
Oakville	119	79	-33.6	29	34	17.2	148	113	-23.6
Durham Region	431	303	-29.7	143	163	14.0	574	466	-18.8
Ajax	170	118	-30.6	47	41	-12.8	217	159	-26.7
Brock	0	0	NA	0	0	NA	0	0	NA
Clarington	72	53	-26.4	7	43	**	79	96	21.5
Oshawa	84	64	-23.8	0	36	NA	84	100	19.0
Pickering	0	14	NA	0	0	NA	0	14	NA
Scugog	0	0	NA	0	0	NA	0	0	NA
Uxbridge	6	10	66.7	59	0	-100.0	65	10	-84.6
Whitby	99	44	-55.6	30	43	43.3	129	87	-32.6
Rest of Toronto CMA	43	38	-11.6	11	9	-18.2	54	47	-13.0
Bradford West Gwillimbury	19	1	-94.7	0	0	NA	19	1	-94.7
Town of Mono	5	3	-40.0	0	0	NA	5	3	-40.0
New Tecumseth	12	30	150.0	4	9	125.0	16	39	143.8
Orangeville	7	4	-42.9	7	0	-100.0	14	4	-71.4

Source: CMHC

**Change greater than 200 per cent.

Table 1: Housing Activity Summary for Toronto CMA

	OWNERSHIP					RENTAL		GRAND TOTAL
	FREEHOLD			CONDOMINIUM		ROW	APT	
	SINGLE	SEMI	ROW	ROW	APT			
STARTS								
April 2006	1,061	314	226	192	1,446	8	0	3,247
April 2005	1,855	470	369	38	1,356	0	360	4,448
% Change	-42.8	-33.2	-38.8	**	6.6	NA	-100.0	-27.0
Year-to-date 2006	3,686	880	1,020	750	3,886	8	307	10,537
Year-to-date 2005	4,408	1,040	1,221	443	3,374	81	799	11,366
% Change	-16.4	-15.4	-16.5	69.3	15.2	-90.1	-61.6	-7.3
Q1 2006	2,625	566	794	558	2,440	0	307	7,290
Q1 2005	2,553	570	852	405	2,018	81	439	6,918
% Change	2.8	-0.7	-6.8	37.8	20.9	-100.0	-30.1	5.4
UNDER CONSTRUCTION								
April 2006	8,935	1,905	2,918	1,813	23,869	22	1,638	41,100
April 2005	9,491	1,916	2,773	1,036	22,754	132	1,848	39,950
COMPLETIONS								
April 2006	1,202	174	229	70	1,060	0	0	2,735
April 2005	1,347	304	336	39	0	0	0	2,026
% Change	-10.8	-42.8	-31.8	79.5	NA	NA	NA	35.0
Year-to-date 2006	4,635	860	1,148	452	5,300	24	804	13,223
Year-to-date 2005	5,942	1,120	1,491	238	4,171	6	435	13,403
% Change	-22.0	-23.2	-23.0	89.9	27.1	**	84.8	-1.3
Q1 2006	3,433	686	919	382	4,240	24	804	10,488
Q1 2005	4,595	816	1,155	199	4,171	6	435	11,377
% Change	-25.3	-15.9	-20.4	92.0	1.7	**	84.8	-7.8
COMPLETE & NOT ABSORBED								
April 2006	270	92	132	18	543	17	573	1,645
April 2005	532	97	123	34	1,001	6	437	2,230
ABSORPTIONS								
April 2006	1,166	164	236	82	1,042	6	116	2,812
April 2005	1,368	347	330	26	290	0	65	2,426
% Change	-14.8	-52.7	-28.5	**	**	NA	78.5	15.9
Year-to-date 2006	4,735	871	1,165	448	5,282	8	707	13,216
Year-to-date 2005	6,010	1,146	1,552	271	3,985	11	183	13,158
% Change	-21.2	-24.0	-24.9	65.3	32.5	-27.3	**	0.4
Q1 2006	3,569	707	929	366	4,240	2	591	10,404
Q1 2005	4,642	799	1,222	245	3,695	11	118	10,732
% Change	-23.1	-11.5	-24.0	49.4	14.7	-81.8	**	-3.1

*Includes all market types

** Year-over-year change greater than 200 per cent.

Source: CMHC



Table 2A: Starts by Area and by Intended Market - Current Month

Sub Market Area	SINGLES			MULTIPLES			TOTAL		
	Apr 05	Apr 06	% change	Apr 05	Apr 06	% change	Apr 05	Apr 06	% change
Greater Toronto Area	2,102	1,205	-42.7	2,655	2,367	-10.8	4,757	3,572	-24.9
Toronto City	125	128	2.4	1,364	1,263	-7.4	1,489	1,391	-6.6
Toronto	10	4	-60.0	614	45	-92.7	624	49	-92.1
East York	0	0	NA	0	0	NA	0	0	NA
Etobicoke	7	15	114.3	485	27	-94.4	492	42	-91.5
North York	58	77	32.8	22	771	**	80	848	**
Scarborough	49	32	-34.7	239	267	11.7	288	299	3.8
York	1	0	-100.0	4	153	**	5	153	**
York Region	368	379	3.0	356	628	76.4	724	1,007	39.1
Aurora	6	39	**	0	35	NA	6	74	**
East Gwillimbury	5	4	-20.0	0	0	NA	5	4	-20.0
Georgina Township	24	29	20.8	0	0	NA	24	29	20.8
King Township	0	3	NA	0	0	NA	0	3	NA
Markham	123	108	-12.2	140	447	**	263	555	111.0
Newmarket	2	35	**	8	45	**	10	80	**
Richmond Hill	143	65	-54.5	123	16	-87.0	266	81	-69.5
Vaughan	60	55	-8.3	85	85	0.0	145	140	-3.4
Whitchurch-Stouffville	5	41	**	0	0	NA	5	41	**
Peel Region	499	278	-44.3	556	156	-71.9	1,055	434	-58.9
Brampton	446	193	-56.7	497	98	-80.3	943	291	-69.1
Caledon	8	3	-62.5	2	4	100.0	10	7	-30.0
Mississauga	45	82	82.2	57	54	-5.3	102	136	33.3
Halton Region	679	117	-82.8	236	157	-33.5	915	274	-70.1
Burlington	35	21	-40.0	36	68	88.9	71	89	25.4
Halton Hills	202	5	-97.5	8	0	-100.0	210	5	-97.6
Milton	323	12	-96.3	163	55	-66.3	486	67	-86.2
Oakville	119	79	-33.6	29	34	17.2	148	113	-23.6
Durham Region	431	303	-29.7	143	163	14.0	574	466	-18.8
Ajax	170	118	-30.6	47	41	-12.8	217	159	-26.7
Brock	0	0	NA	0	0	NA	0	0	NA
Clarington	72	53	-26.4	7	43	**	79	96	21.5
Oshawa	84	64	-23.8	0	36	NA	84	100	19.0
Pickering	0	14	NA	0	0	NA	0	14	NA
Scugog	0	0	NA	0	0	NA	0	0	NA
Uxbridge	6	10	66.7	59	0	-100.0	65	10	-84.6
Whitby	99	44	-55.6	30	43	43.3	129	87	-32.6
Rest of Toronto CMA	43	38	-11.6	11	9	-18.2	54	47	-13.0
Bradford West Gwillimbury	19	1	-94.7	0	0	NA	19	1	-94.7
Town of Mono	5	3	-40.0	0	0	NA	5	3	-40.0
New Tecumseth	12	30	150.0	4	9	125.0	16	39	143.8
Orangeville	7	4	-42.9	7	0	-100.0	14	4	-71.4

Source: CMHC

**Change greater than 200 per cent.

Table 2B: Starts by Area and by Intended Market- Year-to-Date

Area	2005	2004	% Change	2005	2004	% Change	2005	2004	% Change
Greater Toronto Area	4,949	4,312	-12.9	7,139	7,412	3.8	12,088	11,724	-3.0
Toronto City	448	428	-4.5	3,513	2,483	-29.3	3,961	2,911	-26.5
Toronto	22	22	0.0	1,287	560	-56.5	1,309	582	-55.5
East York	3	7	133.3	0	0	NA	3	7	133.3
Etobicoke	12	27	125.0	664	337	-49.2	676	364	-46.2
North York	134	130	-3.0	1,055	1,021	-3.2	1,189	1,151	-3.2
Scarborough	273	239	-12.5	299	412	37.8	572	651	13.8
York	4	3	-25.0	208	153	-26.4	212	156	-26.4
York Region	1,225	1,444	17.9	1,393	2,120	52.2	2,618	3,564	36.1
Aurora	23	43	87.0	0	35	NA	23	78	**
East Gwillimbury	12	4	-66.7	27	0	-100.0	39	4	-89.7
Georgina Township	46	97	110.9	0	4	NA	46	101	119.6
King Township	3	10	**	0	0	NA	3	10	**
Markham	498	565	13.5	483	1,104	128.6	981	1,669	70.1
Newmarket	7	103	**	23	177	**	30	280	**
Richmond Hill	373	195	-47.7	384	487	26.8	757	682	-9.9
Vaughan	220	276	25.5	476	275	-42.2	696	551	-20.8
Whitchurch-Stouffville	43	151	**	0	38	NA	43	189	**
Peel Region	1,250	615	-50.8	1,510	1,560	3.3	2,760	2,175	-21.2
Brampton	1,039	430	-58.6	629	228	-63.8	1,668	658	-60.6
Caledon	33	11	-66.7	25	6	-76.0	58	17	-70.7
Mississauga	178	174	-2.2	856	1,326	54.9	1,034	1,500	45.1
Halton Region	1,134	558	-50.8	474	661	39.5	1,608	1,219	-24.2
Burlington	187	106	-43.3	111	217	95.5	298	323	8.4
Halton Hills	261	38	-85.4	20	58	190.0	281	96	-65.8
Milton	380	87	-77.1	234	113	-51.7	614	200	-67.4
Oakville	306	327	6.9	109	273	150.5	415	600	44.6
Durham Region	892	1,267	42.0	249	588	136.1	1,141	1,855	62.6
Ajax	363	574	58.1	57	222	**	420	796	89.5
Brock	0	0	NA	0	0	NA	0	0	NA
Clarington	147	139	-5.4	53	49	-7.5	200	188	-6.0
Oshawa	140	246	75.7	0	36	NA	140	282	101.4
Pickering	38	24	-36.8	46	0	-100.0	84	24	-71.4
Scugog	14	0	-100.0	0	0	NA	14	0	-100.0
Uxbridge	30	34	13.3	59	0	-100.0	89	34	-61.8
Whitby	160	250	56.3	34	281	**	194	531	173.7
Rest of Toronto CMA	107	115	7.5	17	22	29.4	124	137	10.5
Bradford West Gwillimbury	40	11	-72.5	4	0	-100.0	44	11	-75.0
Town of Mono	22	9	-59.1	0	0	NA	22	9	-59.1
New Tecumseth	24	84	**	6	22	**	30	106	**
Orangeville	21	11	-47.6	7	0	-100.0	28	11	-60.7

Source: CMHC

**Change greater than 200 per cent.

Table 3: Average Price (\$) of Completed and Absorbed Single-Detached Dwellings

Geo Market Area	Apr 05	Apr 06	change	YTD 2005	YTD 2006	change
Toronto CMA	439,115	447,615	1.9	415,070	450,384	8.5
Ajax, Pickering, Uxbridge	360,819	369,696	2.5	317,523	336,836	6.1
Brampton, Caledon	366,021	372,105	1.7	368,619	382,227	3.7
Toronto	597,899	953,233	59.4	546,080	917,240	68.0
Mississauga	489,129	453,957	-7.2	471,707	500,909	6.2
Oakville, Milton, Halton Hills	514,100	463,146	-9.9	448,934	481,544	7.3
Richmond Hill	415,470	479,485	15.4	408,762	453,447	10.9
Vaughan	505,574	479,969	-5.1	483,343	513,340	6.2
Markham	367,483	343,029	-6.7	376,588	403,386	7.1

** Year-over-year change greater than 200 per cent.

Note: NA may appear where CMHC data suppression rules apply

Source: CMHC

Table 4: Completed and Absorbed Single-Detached Units by Price Range

AREA	PRICE RANGES										TOTAL
	Under \$100,000	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000 - \$249,999	\$250,000 - \$299,999	\$300,000 - \$349,999	\$350,000 - \$399,999	\$400,000 - \$449,999	\$450,000 - \$499,999	\$500,000+	
Toronto CMA											
April 2006	26	2.2	52	4.5	626	53.7	252	21.6	210	18.0	1,166
April 2005	48	3.5	146	10.7	689	50.4	307	22.4	178	13.0	1,368
YTD 2006	182	3.8	318	6.7	2,174	45.9	1,210	25.6	851	18.0	4,735
YTD 2005	275	4.6	753	12.5	2,812	46.8	1,405	23.4	765	12.7	6,010
Ajax, Pickering, Uxbridge											
April 2006	5	17.9	2	7.1	12	42.9	6	21.4	3	10.7	28
April 2005	2	3.0	11	16.4	36	53.7	16	23.9	2	3.0	67
YTD 2006	66	17.2	88	22.9	165	43.0	53	13.8	12	3.1	384
YTD 2005	131	26.8	86	17.6	203	41.5	60	12.3	9	1.8	489
Brampton, Caledon											
April 2006	1	0.3	10	3.3	244	80.3	38	12.5	11	3.6	304
April 2005	3	0.8	44	11.7	237	63.0	76	20.2	16	4.3	376
YTD 2006	3	0.2	61	4.8	879	69.5	243	19.2	79	6.2	1,265
YTD 2005	14	0.9	214	14.4	863	58.1	292	19.7	103	6.9	1,486
Toronto											
April 2006	0	0.0	4	4.2	9	9.4	4	4.2	79	82.3	96
April 2005	1	0.5	10	5.4	113	60.8	8	4.3	54	29.0	186
YTD 2006	1	0.3	8	2.5	56	17.6	13	4.1	240	75.5	318
YTD 2005	11	1.4	103	13.4	329	43.0	101	13.2	222	29.0	766
Mississauga											
April 2006	0	0.0	0	0.0	22	35.5	31	50.0	9	14.5	62
April 2005	0	0.0	1	1.2	26	30.6	38	44.7	20	23.5	85
YTD 2006	0	0.0	0	0.0	39	22.5	98	56.6	36	20.8	173
YTD 2005	0	0.0	2	0.5	106	27.4	191	49.4	88	22.7	387
Oakville, Milton, Halton Hills											
April 2006	0	0.0	13	9.0	68	46.9	24	40	40	27.6	145
April 2005	12	5.2	53	23.1	80	34.9	47	20.5	37	16.2	229
YTD 2006	3	0.4	60	8.4	356	49.8	146	20.4	150	21.0	715
YTD 2005	35	4.5	172	22.0	290	37.1	197	25.2	87	11.1	781
Richmond Hill											
April 2006	0	0.0	0	0.0	13	9.9	78	59.5	40	30.5	131
April 2005	0	0.0	0	0.0	55	49.1	50	44.6	7	6.3	112
YTD 2006	0	0.0	0	0.0	126	22.5	326	58.2	108	19.3	560
YTD 2005	0	0.0	3	0.5	334	60.0	167	30.0	53	9.5	557
Vaughan											
April 2006	0	0.0	0	0.0	11	20.0	24	43.6	20	36.4	55
April 2005	0	0.0	0	0.0	5	7.8	35	54.7	24	37.5	64
YTD 2006	0	0.0	0	0.0	22	9.2	111	46.3	107	44.6	240
YTD 2005	0	0.0	0	0.0	60	16.4	194	53.0	112	30.6	366
Markham											
April 2006	0	0.0	0	0.0	197	97.0	6	3.0	0	0.0	203
April 2005	1	0.9	0	0.0	88	75.2	27	23.1	1	0.9	117
YTD 2006	1	0.2	3	0.6	363	67.2	101	18.7	72	13.3	540
YTD 2005	3	0.5	27	4.4	418	68.6	145	23.8	16	2.6	609

Source: CMHC

Table 5A: Resale Housing Activity for Toronto Real Estate Board

		Number of Sales		Sales Price Index		Number of Listings		Listings Price Index		Ratio of Sales to Listings	
		2005	2004	2005	2004	2005	2004	2005	2004	2005	2004
2005	January	4,154	-2.4	80,000	10,856	149,600	53.5	323,220	9.2	345,863	
	February	6,172	1.8	81,100	11,679	145,200	55.9	334,254	7.8	333,625	
	March	7,904	-12.9	82,900	14,583	140,500	59.0	330,545	7.6	312,758	
	April	8,834	-3.6	85,500	16,161	155,700	54.9	342,032	6.5	324,389	
	May	9,209	0.2	86,300	16,443	155,800	55.4	346,474	6.4	343,625	
	June	9,153	-1.2	87,500	14,576	151,400	57.8	345,065	9.0	334,506	
	July	7,373	0.8	85,800	11,954	153,600	55.9	325,985	4.3	334,119	
	August	7,473	10.8	90,800	12,681	157,000	57.8	323,354	6.3	333,884	
	September	7,326	11.2	89,300	14,798	155,800	57.3	338,267	5.4	337,513	
	October	7,174	7.8	85,700	12,516	156,700	54.7	342,450	5.6	358,456	
	November	6,646	5.5	88,400	10,172	154,900	57.1	341,177	7.0	336,470	
	December	4,254	0.5	84,700	4,933	140,000	60.5	326,688	3.5	338,713	
2006	January	4,586	10.4	89,100	12,092	161,700	55.1	332,670	2.9	348,371	
	February	6,756	9.5	89,800	12,869	161,100	55.8	353,928	5.9	349,262	
	March	8,707	10.2	88,500	16,457	158,500	55.9	353,134	6.8	347,888	
	April	8,361	-5.4	81,600	15,419	158,900	51.4	366,683	7.2	366,563	
	May										
	June										
	July										
	August										
	September										
	October										
	November										
	December										
Q1 2005		18,230	-6.0	81,332	37,118	145,088	56.1	330,132	8.0	330,546	
Q1 2006		20,049	10.0	89,908	41,418	160,824	55.9	348,720	5.6	346,473	
YTD 2005		27,064	-5.2		53,279			334,016	7.5		
YTD 2006		28,410	5.0		56,837			354,007	6.0		

1997	58,841	1.0		88,894	-5.6		210,453	7.1	
1998	55,360	-5.9		85,709	-3.6		216,795	3.0	
1999	58,957	6.5		84,285	-1.7		228,372	5.3	
2000	58,349	-1.0		89,463	6.1		243,249	6.5	
2001	67,612	15.9		101,800	13.8		251,508	3.4	
2002	74,759	10.6		109,819	7.9		275,887	9.7	
2003	79,366	6.2		132,819	20.9		293,308	6.3	
2004	84,854	6.9		145,023	9.2		315,266	7.5	
2005	85,672	1.0		151,352	4.4		336,176	6.6	

Source: Canadian Real Estate Association

Table 5B: Average Price (\$) of Resale Single-Detached Dwellings

Area	April 2005	April 2004	Change	April 2005	April 2004	Change
Toronto CMA	458,094	490,656	7.1	434,308	460,825	6.1
Ajax, Pickering, Uxbridge	313,748	338,875	8.0	337,766	332,673	-1.5
Brampton, Caledon	334,853	363,438	8.5	328,440	356,233	8.5
Toronto	546,616	585,477	7.1	500,475	529,447	5.8
Mississauga	427,939	479,122	12.0	419,424	454,305	8.3
Oakville, Milton, Halton Hills	417,019	478,093	14.6	425,851	463,563	8.9
Richmond Hill	518,955	531,819	2.5	495,887	512,880	3.4
Vaughan	490,783	499,941	1.9	469,747	482,102	2.6
Markham	477,309	510,136	6.9	441,021	479,653	8.8

** Year-over-year change greater than 200 per cent.

Source: CMHC

Table 6: Economic Indicators

		Interest and Exchange Rates				Toronto CMA Labour Market				
		P&I	Mortgage Rate	Exch. Rate	Unemp.	Unemp. Adj.	Unemployment	Unemployment	Unemployment	Rate
		(% of \$100)	(% of \$100)	(Cdn. \$/U.S. \$)	(%)	(%)	(%)	(%)	(%)	(%)
2005	January	642.78	4.8	6.1	0.806	1.0	5.2	2706.9	0.0	7.5
	February	642.78	4.8	6.1	0.811	1.4	4.9	2698.9	-0.3	7.6
	March	654.74	5.1	6.3	0.827	1.9	5.3	2707.3	0.3	7.5
	April	642.78	4.9	6.1	0.795	1.9	4.8	2714.2	0.3	7.6
	May	636.84	4.9	6.0	0.797	1.3	4.0	2739.0	0.9	7.4
	June	622.08	4.8	5.7	0.816	1.6	4.4	2754.8	0.6	7.3
	July	627.97	4.9	5.8	0.817	1.7	4.2	2770.9	0.6	7.3
	August	627.97	5.0	5.8	0.842	2.4	4.0	2777.8	0.2	7.0
	September	627.97	5.0	5.8	0.860	2.7	4.3	2786.3	0.3	6.8
	October	639.81	5.3	6.0	0.847	2.3	4.6	2804.9	0.7	6.5
	November	648.75	5.6	6.2	0.857	1.9	4.3	2809.8	0.2	6.4
	December	657.75	5.8	6.3	0.860	2.1	4.0	2804.9	-0.2	6.3
2006	January	657.75	5.8	6.3	0.878	2.8	4.6	2789.3	-0.6	6.5
	February	666.80	5.9	6.5	0.880	2.0	4.6	2778.5	-0.4	6.7
	March	666.80	6.1	6.5	0.866	2.0	4.3	2779.7	0.0	6.7
	April	685.05	6.3	6.8	0.894	2.3		2782.1	0.1	6.6
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

* Principal and Interest Payment assumes a five year mortgage rate and 25 year amortization period.

** Seasonally Adjusted

*** New Housing Price Index

Source: CMHC, Statistics Canada Labour Force Survey

Definitions

1. **Starts:** refers to units where construction has advanced to a stage where full (100%) footings are in place. For multiple dwellings (semi-detached, row housing and apartments) the definition of a start applies to the structure or block of row units rather than to the project as a whole.
2. **Under Construction:** those units which have been started but which are not complete.
3. **Completions - Single-detached/semi-detached units:** this generally is the stage at which all proposed construction work is complete. A unit may be completed at the 90% stage where the remaining work is largely cosmetic. **Row housing/ Apartment:** completions means that 90% or more of the dwelling units within a block of row units or an apartment structure are completed and ready for occupancy
4. **Completed and Not Absorbed:** all completed units of new construction (excluding model homes not available for sale) which have never been sold or leased.
5. **Absorptions:** the number of completed units (excluding model homes) that have been sold or leased.
6. **Seasonally Adjusted (SA):** Actual monthly (or quarterly) figures adjusted to remove normal seasonal variation.
7. **Seasonally Adjust Annual Rates (SAAR):** Seasonally adjusted monthly figures multiplied by 12 (or quarterly figures multiplied by 4) to reflect annualized levels of activity.
8. Definitions for CMA, NHPI, CPI, and Inflation Rate can be found in the Statistics Canada website - <http://www.statcan.ca>

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CMHC is breaking new ground with the introduction of "Your Guide to Renting a Home". A comprehensive rental guide, developed by the Research and Information Transfer team, this free, online tool launched this spring. It will help the estimated four million Canadian households in rental accommodation, as well as landlords and property managers, to find plain language information on tenant and landlord rights and rental practices across the country.

"Your Guide to Renting a Home" is located on the CMHC Web site at www.cmhc.ca. From the left-hand menu, you can select "Buying or Renting a Home" and click on "Renting a Home".

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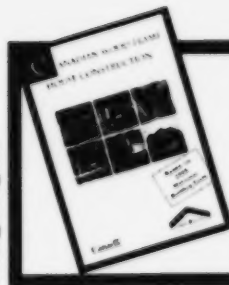
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